

Delegated Report		Analysis sheet		Expiry Date:		31/01/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/5184/T			
Application Address				Drawing Numbers			
11 Park Village West London NW1 4AE							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x London Plane (T1) - Fell to ground level.							
Recommendation(s):		Refuse application or works to tree(s) covered by a TPO.					
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None received.					

Assessment

The TPO tree works application is for the removal of London plane tree from the front garden of a grade II* listed building which is a residential property situated within the Regent's Park Conservation Area.

This large, mature 20m+ London plane tree is highly visible from the public realm and is considered to significantly contribute to the character and appearance of the conservation area. The tree also contributes to the setting of the listed building. The tree survey submitted with application states the tree is in good condition both structurally and physiologically, with a 40+ year life expectancy, which is longest that can attributed in this format.

The tree also provides habitat potential and helps to combat climate change in an area of Camden that has poor air quality.

The application alleges that the tree is contributing to property damage at the same address. A similar application to fell the tree was submitted in 2022 ref. 2022/0564/T which was refused due to a lack of evidence to implicate the tree as a cause of the damage. The reasons for refusal for the 2022 application contained the follow:

"Damage to parts of the dwelling house possibly including front steps would require supporting evidence to include: Trial pit/bore hole logs and soil analysis demonstrating the presence of desiccated clay soil beneath foundation level, root identification by laboratory analysis, results of crack and/or level monitoring over a sufficient period to demonstrate seasonal movement. Sufficient supporting evidence to justify the proposed works has not been submitted to the Council at this time."

The additional element of the report states:

"Therefore, regarding the dwelling of 11 Park Village West, we reiterate our previous recommendations:

- 1) Install level monitoring to ascertain the extent of any foundation movements.*
- 2) Regularly inspect the masonry of the building for signs of movement (cracking) in the vicinity of T1.*
- 3) If level monitoring indicates movement of the foundations, and/or if any further cracks appear, we recommend T1 is removed."*

The council shares the view that level monitoring should be undertaken, along with soil investigation.

No additional evidence has been submitted with this application.

As such it is recommended that the application be refused to protect the amenity the tree provides and the character and appearance of the conservation area.