

Delegated Report		Analysis sheet		Expiry Date:		01/08/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/2301/T			
Application Address				Drawing Numbers			
30 Belsize Park London NW3 4DX							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(TPO REF: C600 2005) REAR GARDEN: 1 x Ash (T1) - Fell and treat stump with eco-plugs.							
Recommendation(s):		Approve application for 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	27	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received two consultation responses, one objection and one support, summarised below:</p> <ul style="list-style-type: none"> I support the felling of the Ash tree. I have paid myself on several occasions over the last 20 years for this tree to be loped, its roots however are close to the surface and has done constant damage. I do not say this lightly but sadly this is a tree which needs to go The tree helps to reduce flood risk and its removal will create boggy conditions. The tree provides habitat. The foundation type of the affect building is inadequate. Many trees have already been removed from the area. Removal of the tree could cause heave. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The TPO tree works application is for the removal of an ash tree from the rear garden of a residential property that is situated within the Belsize Park Conservation Area. The application has been submitted by a loss adjuster due to alleged tree related property damage at a neighbouring property.

This mature, 12m ash tree is in fair condition and has been maintained by crown reduction. The tree is visible to some degree from the public realm and contributes to the character and appearance of the conservation area.

The documents submitted with the application show seasonal movement which is considered highly likely to be vegetation-related. The trial pit investigations found live ash roots adjacent to foundations and soil samples show shrinkable clay soil and desiccation. These three factors together are considered to demonstrate on the balance of probability that the ash tree is contributing to the movement that is causing the property damage.

Pruning has not been proposed as viable method to control the moisture the tree is removing from the soil. The tree has already been heavily reduced, further reduction in an attempt to control moisture uptake is not considered to be a suitable approach; further reduction will remove the majority of the amenity the tree provides and further reduce the safe useful life expectancy of the tree.

A replacement tree will be secured by condition.

For these reasons it is recommended that the application be approved.