

Delegated Report

Officer

Liam Vincent

Application Number(s)

2024/2420/T

Application Address

26 Leighton Road NW5 2QE

Proposal(s)

REAR GARDEN:

1 x Mimosa (T3) - Fell and treat stump with eco plugs.

1 x Apple (T5) - Fell and treat stump with eco plugs.

1 x Birch (T6) - Fell and treat stump with eco plugs.

Recommendation(s):

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

11

No. of responses

2

No. of objections

2

Summary of consultation responses:

The Council received two objections regarding this notification, which can be summarised as follows:

- None of the trees are close enough to the rear of the house
- The railway cutting is more likely to be the cause of instability to the house
- There has been no collection of evidence shared with us highlighting the relation T5 and T6 to the subsidence

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The Council has received a section 211 notification of intended works to remove three trees in the rear garden of a private residence on Leighton Road, which is within the Kentish Town conservation area. The trees are implicated in a case of subsidence - the claim concerns damage to the rear single storey extension of one of the two flats in the building.

The trees (a Mimosa, an Apple and a Birch tree) are:

- Of very low / minimal visibility from any public space.
- Not considered noteworthy examples of their species.
- No known cultural or historic value.
- Not rare species.

It is considered that the trees make a reasonable contribution to the character of the conservation area this is limited to the landscape to the rear of the properties, and the lack of visibility from the public realm significantly reduces the weighting that this can be given when considering a TPO.

On balance it would not be expedient to bring these trees under the protection of a TPO.

The Council does not object to the proposed works.