

Delegated Report

Officer	Application Number(s)
Liam Vincent	2024/3065/T

Application Address
30 Edis Street NW1 8LE

Proposal(s)
(TPO REF. C1314 2023) REAR GARDEN: 1 x Mimosa (T2) - Fell to ground level.

Recommendation(s):	Grant consent for works to tree(s) covered by a Tree Preservation Order
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Application Type:	Application for works to tree(s) covered by a Tree Preservation Order
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Consultations

Adjoining Occupiers:	No. notified	16	No. of responses	2	No. of objections	2
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Summary of consultation responses:	<p>The Council received two responses for this application, which can be summarised as follows:</p> <ul style="list-style-type: none"> <i>I object to the felling of this fine and unusual tree. A TPO has been placed on the tree only recently (TPO C1314 2023) on account of its contribution to the corridor of gardens between Edis Street and Princess Road, and its environmental amenity - particularly being an evergreen species of a highly attractive nature. In addition, since the felling of the fig tree in the garden of 33 Princess Road, the mimosa is now entirely visible from Chalcot Road and the public view. I would like to know to what extent the situation has changed since November 2023 when Camden did not find the mimosa to be contributing to significant cracking.</i> <i>I object to the removal of this protected tree for similar reasons that I did last time this came under scrutiny, namely the loss of privacy and changes to the light that would occur as a result to my property.</i>
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CAAC/Local groups* comments: *Please Specify	None received
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Assessment

The Council has received an application to fell a large mature Mimosa tree in the rear garden of a private residence on Edis Street, which is located within the Primrose Hill conservation area.

The tree is visible from Chalcot Road and the rear of a number of private residences on Princess Road and Edis Street. The tree contributes to the verdant character and appearance of the Primrose Hill conservation area. The tree provides a reasonable level of amenity to the public, especially as it is an evergreen species which continues to provide canopy cover and colour during the winter months when the majority of vegetation nearby is out of leaf.

The tree is alleged to be the cause of subsidence related damage to a neighbouring property.

Evidence submitted to support the application includes:

- Root samples retrieved from trial pit / bore holes that correlate to the tree species

- Soil analysis that demonstrates a level of desiccation within the soil and a high volumetric change potential
- Level monitoring that shows building foundation movement of a cyclical nature
- The cost of repairs to retain the tree and carry out repairs potentially including the underpinning of the property = £68,273.04

This information is available to the public via the Planning website page <https://www.camden.gov.uk/search-for-planning-applications>

A TPO was served in November 2023 to protect the tree due to a previous proposal to remove it. On that occasion the evidence was not considered robust enough to justify its removal as it was lacking sufficient level monitoring that showed that the movement of the building's foundations were of a cyclical nature, i.e., due to the influence of vegetation. Extra information provided in support of this new application to remove the tree requires that it must now be considered likely, on the balance of probability that the application tree is contributing to the property damage.

It is recommended that consent be granted to remove the Mimosa, subject to a replacement tree planting condition.