

Delegated Report

Officer		Application Number(s)				
Liam Vincent		2024/2975/T				
Application Address						
66 Parkhill Road NW3 2YT						
Proposal(s)						
FRONT GARDEN: 1 x Japanese Maple (Acer japonicum thunb) (T1) - Fell to ground level.						
Recommendation(s):		Objection to proposed works to a tree in a conservation area				
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area				
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	1	No. of objections	1
Summary of consultation responses:	The Council did not receive any responses from adjoining occupiers to this notification.					
CAAC/Local groups* comments: *Please Specify	The Belsize Society submitted this response: <i>we object to the proposed felling of this tree. It is a mature and attractive Maple, which makes a positive contribution to the street-scene. The tree does not appear to have been pruned recently and some judicious pruning could reduce the tree to a more manageable size and reduce future risks.</i>					

Assessment

The Council has received a S.211 notification to remove a mature Japanese Acer from the front garden of a private residence on Parkhill Road, which is located within the Parkhill conservation area. The tree is large for its species, over 5m tall and 3 – 4m wide. The canopy appears to be in excellent health. The tree has three main stems with no obvious signs of dysfunction, and the canopy is of an attractive spreading form that is very visible within the street-scene, from approximately 60m north along Parkhill Road, and 60m south where Tasker Road intersects with Parkhill Road. There are many other small front garden trees along Parkhill Road. The tree makes a positive contribution to the leafy, verdant character of the conservation area, providing natural habitat, softening the visible appearance of the built structures surrounding it, and helping to combat climate change. The proposed removal will significantly reduce the amenity that the tree provides.

The reason given for removal is that the tree represents a future risk to the property, as identified by loss adjusters acting on behalf of the applicants' insurers. The loss adjusters state that level monitoring carried out in 2023 does not indicate that damage noted at the property is not the result of subsidence, but from 'natural ground movement'. The movement is of '1mm... Some damages recorded as noted from our initial inspection were historical. Other damages noted appear thermal related or due to general wear and tear.'

No evidence has been submitted to implicate the tree as a cause of the damage. This is not considered robust enough to justify the proposed removal of the tree.

The Council objects to the proposed works, and a Tree Preservation Order has been served to protect the amenity the tree provides and the character and appearance of the conservation area.