

Delegated Report

Officer		Application Number(s)					
Liam Vincent		2024/3982/T					
Application Address							
9 Pond Street NW3 2PN							
Proposal(s)							
REAR GARDEN: 1 x Ash (T1) - Fell to ground level.							
Recommendation(s):		Objection to notification of intended works to tree(s) in a conservation area.					
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area					
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	3	No. of objections	1
Summary of consultation responses:		The Council received three responses for the proposed works, which can be viewed on the Camden website at Camden Council - Find a planning application under the application reference 2024/3982/T					
CAAC/Local groups* comments: <small>*Please Specify</small>		From the Heath & Hampstead Society: <i>Please would the Camden Tree Officers refuse this application to fell the ash tree at the end of the rear garden of 9 Pond Street close to the boundary of 7 Pond Street due to lack of evidence.</i>					

Assessment

A S.211 notification has been received proposing the removal of a mature Ash tree in the rear garden of a private residence on Pond Street, which is located within the Hampstead conservation area.

The tree is readily visible from Hampstead Hill Gardens and is somewhat visible from Pond Street. The tree makes a positive contribution to the character and appearance of the conservation area. The notification alleges that the tree is causing subsidence damage in the nearby property. Damage relates to the rear left-hand projection with internal and external cracking recorded, first observed during July 2023, the structural significance of the damage categorised as 'moderate' (Table 1, BRE Digest 251).

Data from soil samples taken during the site investigation indicates the presence of desiccated clay soil beneath foundation level, and root samples taken from the trial pit and borehole excavations positively identified as being from an Ash tree.

However, no form of crack or level monitoring has been undertaken which would indicate seasonal movement of the foundations that might be associated with vegetation, therefore the evidence submitted does not demonstrate that on the balance of probabilities the tree is contributing to the

damage. The reasons for the work are not robust enough to justify the proposed removal of the Ash tree.

The Council objects to the proposed removal of the tree and a tree preservation order will be served to protect the visual amenity the tree provides and preserve the character of the conservation area.