

Delegated Report		Analysis sheet		Expiry Date:		22/10/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/3599/T			
Application Address				Drawing Numbers			
22B Harley Road London NW3 3BN							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(TPO REF: C303A 2002) REAR GARDEN: 1 x False Acacia (T2) - Fell to near ground level and treat stump to inhibit regrowth.							
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	11	No. of responses	05	No. of objections	05/; p
				No. electronic	00		
Summary of consultation responses:		<p>The council received four consultation responses summarised below:</p> <ul style="list-style-type: none"> • The tree reduces air, light and sound pollution. • The tree provides valuable screening for the neighbouring special needs school and for residents. • The provides screening from a nearby cottage. • No new evidence has been submitted when compared to previous applications. • It is also a healthy tree and there is no reason for it to be felled. • The tree can be pruned instead of removal. • The tree provides habitat. • It is a major part of the tree landscape that surrounds my property. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The application is for the removal of a false acacia that is in the rear garden of a residential property that is situated within the Elsworthy Conservation Area. The application alleges the tree is contributing to structural property damage through subsidence.

The false acacia is a large mature tree that has been maintained by cyclical crown reduction. The tree is of low visibility from the public realm but provides screening between residential properties and a school. The tree provides amenity to those residents in neighbouring properties.

The documents submitted demonstrate that the roots of the false acacia tree have been found close to the site of damage. The level monitoring data shows cyclical movement across seasons which is highly likely to be vegetation related. The tree is close enough to the site of damage to be within the zone of influence and the soil analysis shows there to be desiccation. This evidence collectively demonstrates that on the balance of probability the tree is a causal factor in the property damage.

The data and information submitted is more comprehensive and conclusive than the previous submission, ref. 2023/4309/T dated 03/12/2023, which was not considered to demonstrate the influence of the tree was contributing to the damage.

It is recommended that the application be approved and replacement tree be secured by condition.