

Delegated Report

Officer

Liam Vincent

Application Number(s)

2024/4874/T

Application Address

48 Fellows Road NW3 3LH

Proposal(s)

FRONT GARDEN:

1 x Silver Birch (T1) - Fell to ground level.

1 x Photinia tree (T2) - Reduce crown by approx. 1m.

1 x Pyracantha (T3) - Reduce crown by approx. 1m.

Recommendation(s):

Part Grant, Part Refuse 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

23

No. of responses

6

No. of objections

5

Summary of consultation responses:

The Council received five responses to the proposed works which can be viewed as on the Council web page <https://accountforms.camden.gov.uk/planning-search/> and entering the planning application reference 2024/4874/T

CAAC/Local groups* comments:

None received

*Please Specify

Assessment

The s.211 notification is to remove one Birch tree (T1) and prune one Photinia tree (T2), and one Pyracantha (T3) in the front garden of a private residence on Fellows Road, which is within the Belsize Park conservation area.

The Council does not object to the pruning of T2 & T3.

The reason for the intended removal of T1 is that it is alleged to be the causal factor of structural damage to the front steps at the property.

This large (>14m tall) tree is of healthy appearance, with a largely balanced crown, is highly visible from Fellows Road.

The tree makes a positive contribution to the leafy, verdant character of the conservation area, providing a rich 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.

No evidence submitted conclusively supports the removal of the tree – only photos of the cracking damage have been provided. No evidence shows any reason or pattern to the movement of the cracks, no ground investigations have taken place analysing the soil structure or any root identification.

This is not robust enough to justify the proposed removal of the tree.

The Council objects to the proposed removal of the Birch tree as this will have a significant and negative impact upon the local landscape. It is recommended that a Tree Preservation Order be served to protect the amenity the tree provides and the character and appearance of the conservation area.