

# Delegated Report

Officer	Application Number(s)
Tom Little	2024/5347/T

Application Address	
178 Camden Road London NW1 9HG	

**Proposal(s)**

(TPO REF: S9-T10) FRONT GARDEN: 1 x Tree of Heaven (T7) - Fell to near ground level.

**Recommendation(s):**

**Application Type:** Application for Works to Tree(s) covered by a TPO

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>13</b>	No. of responses	<b>0</b>	No. of objections	<b>7</b>
<b>Summary of consultation responses:</b>	<p>Opposition to the application:</p> <ol style="list-style-type: none"> <li>1) The tree owners were not made aware of the application to fell the tree.</li> <li>2) There is insufficient evidence that the cause of this is the tree.</li> <li>3) Removing the tree may cause damage to the adjacent buildings such as heave or subsidence.</li> <li>4) Suggesting the Ailanthus is an invasive species and should therefore be removed is misleading.</li> <li>5) The tree plays a valuable role in the street scene.</li> <li>6) A root barrier could be installed.</li> <li>7) Regular crown reduction could minimise risk of subsidence.</li> <li>8) Evidence is insufficient to prove the involvement of the tree.</li> <li>9) Removing all vegetation makes for a concrete paved area.</li> </ol> <p>Support for the application:</p> <ol style="list-style-type: none"> <li>1) The tree is dangerous and a branch may fall and injure or kill a pedestrian.</li> <li>2) It might blow over.</li> <li>3) Trees have caused damage to other buildings and have been removed.</li> <li>4) It is a listed invasive plant species and therefore should be removed.</li> <li>5) Fallen leaves are slippery on the pavement or block gutters which can cause flooding.</li> </ol>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	None					

## Assessment

The Tree of Heaven is in the front garden of 178 Camden Road, in a Conservation Area and is currently protected by a Tree preservation order. The tree is considered to contribute visual amenity within the street scene and is highly visible for a substantial distance along Camden Road. It would appear to be in fair condition. The Council does not have any reason to consider the tree to be in a dangerous state as there is no existing evidence of significant dead, decaying or otherwise faulty parts of the tree.

While evidence of damage occurring at 180 Camden Road has been submitted to the Council with the application to remove the tree, the evidence is not considered to conclusively demonstrate that the Tree of Heaven is causing the damage as roots of the species have not been identified close to where it is occurring.

The species being listed as an invasive alien plant does not currently require existing trees to be removed.

The Council refuses the proposed removal of the Tree of Heaven as this would have a detrimental effect on the character and visual amenity of the area and the street scene.