

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2025/0637/T

**Application Address**95 Frognal  
London  
Camden  
NW3 6XX**Proposal(s)**

(TPO REF: 11H-T12) FRONT GARDEN: 1 x Holm Oak (T1) - Fell to ground level.

**Recommendation(s):**

Approve works (TPO)

**Application Type:**

Application for works to tree(s) covered by a TPO

**Consultations****Adjoining Occupiers:**

No. notified

**24**

No. of responses

**7**

No. of objections

**5****Summary of consultation responses:**

The Council received five objections to the application to remove the tree which are summarised below:

1. A beautiful historic tree forming part of the curtilage of a listed building.
2. Breaks up the view too and from the buildings for residents and those in the public realm.
3. Are there any alternative treatments to retain the tree.
4. The tree is ecologically valuable.
5. The tree makes a very positive visual contribution in the neighbourhood.
6. The tree is a valuable screen against noise and pollution.
7. The tree provides screening between properties.
8. Can an alternative to removing it be found.

**CAAC/Local groups\* comments:**

\*Please Specify

None

## Assessment

The holm oak in the front garden of 95 Frognal is well established, the tree provides a very high level of visual amenity, it also make very positive contributions to the local environment in a number of ways, provides screening and contributed to the character on history of the area. The tree has been protected by a Tree Preservation Order that was served in 1957 and is considered to be of good age and maturity for an individual and could potentially survive a lot longer given the species.

This tree is growing in a front garden boundary with portion of the boundary stone wall within the main stem. The tree has decay on the main stem which can be seen on the sides facing the road and the house. The roadside of the tree has a large Ganoderma bracket growing on it which is a decay fungus. An arboricultural investigation was undertaken by an experienced arboriculturist and significant decay was found across the base of the mainstem. The decay alone is enough to weaken the tree but is added too to a degree by the slight lean on the tree and the presence of the wall within the base. It is recommended that the application is approved. Another holm oak would make a good replacement.