

Delegated Report

Officer

Tom Little

Application Number(s)

2025/0940/T

Application Address35 Gloucester Crescent
London
NW1 7DL**Proposal(s)**

(TPO REF: S2-T16) FRONT GARDEN: 1 x London Plane (T1) - Reduce to 3m below existing and established pollard points. Re-pollard any remaining pollard points. Root prune selective roots 50mm - 100mm to facilitate trench and propping works.

(TPO REF: S2-T17) 1 x London Plane (T2) - Reduce to 3m below existing and established pollard points. Re-pollard any remaining pollard points. Root prune selective roots 50mm - 100mm to facilitate trench and propping works.

Recommendation(s):

Refuse Work(s) TPO

Application Type:

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

Consultations**Adjoining Occupiers:**

No. notified

1

No. of responses

0

No. of objections

0

Summary of consultation responses:

None

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The application is for works to two TPO London plane trees in the front garden of 35 Gloucester Crescent. The trees are well developed mature planes and would appear to be healthy and stable. They have previously been managed by reduction at a specific height. They are highly visible from the public realm and make a very high contribution to amenity for local residents and passers by.

The current application is to reduce the trees up to 3 meters below the established point of reduction and carry out a degree of root pruning with consent to sever roots up to 100mm diameter. The works are applied for to facilitate storm and foul water utility repair works after irreparable damage in the existing services was discovered.

The route of the proposed replacement services would appear to run along the western border (lefthand side if facing the property) of the front garden which is within 1m of the Western tree (T1) and further away from the Eastern tree (T2). It would appear that root pruning upto 100mm on T1 may be damaging to the health and safety of the tree while not creating significant space for the repair works.

While an arboricultural method statement has been submitted with the application it is considered that more investigative works should be carried out such as digging an investigative trial pit, without root severance, in order to confirm that tree works to this extent is the only reasonable way forward and be more specific with which roots need to be pruned and the justification for said root pruning and crown reduction

The proposed reduction may impact on the crown formation of the trees and reduce the amenity the trees provide and it is recommended that the application is refused until submitted with further justification.