

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2025/1526/T

**Application Address**

5 Belsize Lane  
London  
NW3 5AD

**Proposal(s)**

REAR GARDEN: 1 x London Plane (T1) - Fell to ground level.  
1 x London Plane (T2) - Fell to ground level.

**Recommendation(s):**

No Objection to Works to Tree(s) in CA

**Application Type:**

Notification of Intended Works to Tree(s) in a Conservation Area

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>4</b>	No. of responses	<b>3</b>	No. of objections	<b>3</b>
<b>Summary of consultation responses:</b>	<p>Objections were received from one consultee summarized below:</p> <p>The Application is to remove (fell to the ground) two very healthy, and visually impactful trees, in the curtilage of a Grade II listed building. There is no evidence of damage to the property at No. 5 Belsize Lane (known by the name of Hunter's Lodge), or the boundary walls to the site, and the trees are on private land. The trees are managed by the owner and neighbours, on a regular basis, under the guidance of a respected tree surgeon - last consented works were carried out in 2023. An immediate TPO should be applied to the two trees to provide protection.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The Belsize society submitted the following objection to the notification:</p> <p>For the Belsize Society: we object to the felling of these trees. The trees are visible from Belsize Lane and, whilst not as old as the early 19th century GII listed Hunters Lodge (5 Belsize Lane), the London plane trees provide an attractive and appropriate setting for the historic property. It is a little surprising that they are not already subject to a TPO and we request that this is considered now. These trees are important to the listed building, to the neighbourhood and to the wider conservation area, and felling them should be the very last resort after all other options have been addressed. Generally, the evidence supplied about the trees being the cause of the cracking in the walls of 2 Perceval Ave seems muddled and inconclusive. The Loss Adjuster's report of Oct 2024 does not take account of the level monitoring carried out Feb 2023-Jan 2025, and the level monitoring results themselves do not self-evidently implicate the trees. Problems caused by past underpinning are mentioned as possibly responsible for the damage and drainage problems are identified as another potential cause of the cracking but there is no confirmation that the drainage problems have been remedied.</p> <p>At the very least, as an alternative to felling the trees, a programme of management of the trees should be undertaken over a few years.</p>					

## Assessment

The section 211 notification is for the removal of 2 plane trees which are highly visible from Belsize Lane and Perceval Avenue and are have a significant amount of amenity value and contribute positively to the character and appearance of the conservation area.

The 211 notification alleges that the trees are contributing to clay shrinkage subsidence in an adjacent property. The supporting evidence submitted demonstrates that the building is situated upon a plastic clay subsoil susceptible to volumetric change caused by variation in soil moisture, shows that seasonal movement is occurring in the house and garage with the greatest movement occurring at the closest point of both buildings to the plane trees, live plane roots were also identified in trial pits that were dug adjacent to the house and garage. The evidence is considered sufficient to demonstrate that the trees are involved in subsidence occurring in the property and that it would not be reasonable for the Council to bring them under a Tree Preservation Order at this time.

The Council has no objection to the s211 notification.