

Delegated Report		Analysis sheet		Expiry Date:		12/01/2017	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2016/6317/T			
Application Address				Drawing Numbers			
6 Hampstead Hill Gardens London NW3 2PL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(TPO REF 12H) FRONT GARDEN: 1 x Hornbeam - Remove							
Recommendation(s):							
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

Relevant History

TPO app. ref. 2015/3497/T (4B Hampstead hill Gardens, London NW3 2PL)

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The application is for the removal of an early mature hornbeam tree growing within the front garden of a residential property within the Hampstead Conservation Area. The tree appears to be in good condition both structurally and physiologically and is considered to provide a high level of visual amenity to the public. The tree is subject to tree preservation order ref. H12-T96 served in 1957.

The documents submitted with the application seek to implicate the application tree in ongoing vegetation-related property damage at no. 4B Hampstead Hill Gardens, a neighbouring property.

In 2015, an application was submitted to remove a similar companion hornbeam tree located within the front garden of no. 4B Hampstead Hill Gardens, ref. 2015/3497/T. The application was refused, the applicant then appealed the decision and the appeal was allowed. This tree was removed in April 2016.

Similar documents were submitted with this application to implicate the application tree in the property damage as were submitted with the appealed application. Further monitoring has been carried out until 07/10/2016 and this data has been included with the application. Addendums to the report were also submitted.

The application tree is approx. 3 metres from the previously removed tree and is larger in height, spread and stem diameter which results in a similar potential zone of influence in terms of soil moisture levels.

Live hornbeam roots were found in trail pit 1, close to the application tree and the previously removed tree. Given that the application tree and the previously removed tree are of the same species and were within 3 metres of each other, on the balance of probability it is likely roots of both trees were actively growing in this location and affecting soil moisture levels.

The documents submitted with the application are considered to demonstrate that the soil is highly shrinkable and is desiccated. The level monitoring was continued after the hornbeam tree at no. 4B Hampstead Hill Gardens was removed in April 2016. The pattern of movement since then is consistent with that of vegetation related movement. This is considered to demonstrate that the application tree is responsible for the continued movement and property damage.

While it is considered that the application tree provides a high level of visual amenity it is also considered that the application tree is a cause of the movement and therefore the property damage.

It is recommended that the application is approved and a replacement tree secured via a replanting condition.