

Delegated Report		Analysis sheet		Expiry Date:	26/04/2017
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2017/1220/T		
Application Address			Drawing Numbers		
67 Greencroft Gardens London NW6 3LJ					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
REAR GARDEN: TPO: C1161 2015 and TPO: C417 2004. 3 x London Plane - T1 - 35% linear reduction of all scaffold limbs, to be pruned back to same points of reduction every two years for the next ten years. T2 - 35% linear reduction of all scaffold limbs, to be pruned back to same points of reduction every two years for the next ten years T9 - 35% linear reduction of all scaffold limbs, to be pruned back to same points of reduction every two years for the next ten years					
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	00	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>The Council received one objection from C.R.A.S.H. (Combined Residents Association of South Hampstead which can be summarised as:</p> <ul style="list-style-type: none"> • The trees form a significant arboricultural and landscape feature • Camden found no evidence that the tree were responsible in a similar former application in 2015 • The proposed work is barbaric, unnecessary and would destroy the belt of trees along the rear gardens • The trees have not damaged any surrounding properties 					
CAAC/Local groups* comments: *Please Specify	See above					

Site Description

[Click [here](#) and type]

Relevant History

[Click [here](#) and type]

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The application relates to 3 large London plant trees situated within the rear garden of 67 Greencroft Gardens. The application has been submitted by an insurance company in relation to property damage at a neighbouring property to the rear of the application property, 59 Aberdare Gardens.

The 3 trees form part of locally significant belt of trees which runs along the rear gardens of Greencroft Gardens and Aberdare Gardens. The trees are considered to contribute to the character of this part of the conservation area, are in fair condition both structurally and physiologically and to have a significant safe useful life expectancy.

The Council refused a 2015 application to fell the tree subject to a TPO and objected to the s.211 notification by serving a TPO to protect the other trees as the level monitoring carried out to implicate the trees as the cause of the property damage was considered inconclusive. The level of harm caused to the character of this part of the conservation was considered disproportionate to the level of property damage. Trees in the rear garden of 65 Greencroft Gardens are also implicated in the alleged tree root damage and are subject to a similar application.

This application has been submitted to prune the same trees by up to 35% on a cyclical basis (every two years for ten years) in an attempt to control the moisture the trees are removing from the soil to prevent the movement that is causing property damage. Live London plane tree roots have been found near to the site of damage. Additional level monitoring has been carried which is considered to demonstrate that on the balance of probability it is likely that the trees are the cause the damage due to the seasonal nature of the movement.

The proposed regular pruning will alter the appearance of the trees but this is considered a compromise between felling the trees and leaving them in their current form. The trees will continue to contribute to the character of this part of the conservation area albeit in a more compact form. The belt of trees along the rear gardens will remain intact if the proposed works are carried out.

It is recommended that the application is approved.

