

# Delegated Report

Officer	Application Number(s)
Tom Little	2018/2681/T

Application Address	
1 Elsworthy Terrace London NW3 3DR	

**Proposal(s)**

FRONT GARDEN: 1 x hornbeam - fell to ground level.

Recommendation(s):	Objection to Works to Tree(s) in CA
--------------------	-------------------------------------

Application Type:	Notification of Intended Works to Tree(s) in a Conservation Area
-------------------	--

## Consultations

Adjoining Occupiers:	No. notified	12	No. of responses	6	No. of objections	1
<p><b>Summary of consultation responses:</b></p>	<p>I am unable to see amongst the documents online, any given reasons for wanting the fell this tree. It is a large and established tree with a lot of character, and contributes to the overall 'leafy' feeling of Elsworthy Terrace and Elsworthy Road. One wonders why, if daylight is being limited, the tree can't be trimmed in line with the sycamores along the sides of Elsworthy Terrace. Felling it seems incredibly extreme and unnecessary.</p> <p>The applicant has failed to submit a report by an engineer or surveyor to include a description of the damage, vegetation, monitoring date, soil, roots to support his claim that this mature tree should be felled to ground level. The Council should also request a record of the applicant's regular tree maintenance - minimal it would seem - routine maintenance must be undertaken surely before the applicant can be allowed to submit this sort of application.</p> <p>The tree subject of this application is not a plane. It is a feature of the corner of Elsworthy Terrace and Elsworthy Road, prominent in the Elsworthy Conservation Area.</p> <p>There is no evidence submitted of subsidence or damage caused by the tree to No. 1.</p> <p>The tree is very dense and therefore both the tree, and the residents of the house, would benefit if permission was given to reduce the tree by an agreed percentage.</p> <p>I would like to make a strong objection to the felling of this tree to ground level. No evidence has been produced by the applicant that supports their assertion that it is causing structural damage to the property. It seems to me that the application is an over-reaction to a case of lack of maintenance of this tree which is now causing impairment of light to the property. A simple course of sympathetic pruning would solve this problem without causing the permanent loss of this tree which contributes to the aesthetic of the conservation area as well as improving air quality for people living in and visiting this location.</p> <p>The tree which the applicants would like to fell is a particularly lovely tree, and gives character to our historical area as well as sheer beauty. The corner would be a different corner! I would suggest specialist review to determine in fact whether the tree is causing subsidence.</p>					
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>I would like to make a strong objection to the felling of this tree to ground level. No evidence has been produced by the applicant that supports their assertion that it is causing structural damage to the property. It seems to me that the application is an over-reaction to a case of lack of maintenance of this tree which is now causing impairment of light to the property. A simple course of sympathetic pruning would solve this problem without causing the permanent loss of this tree which contributes to the aesthetic of the conservation area as well as improving air quality for people living in and visiting this location.</p>					

## Assessment

The hornbeam is highly visible from the public realm, it has good form and is in good health, it is considered to provide a very high level of visual amenity and to make a positive contribution to the character of the conservation area.

The application alleges that the tree is the cause of subsidence at the property however not evidence has been submitted to support this. Evidence should include trial pit and borehole logs, identification of root samples from beneath foundations, evidence of desiccated soils beneath foundation level and level monitoring demonstrating seasonal movement.

It is recommended that a tree preservation order is served to protect the visual amenity the tree provides and preserve the character of the conservation area.