

Delegated Report

Officer

Tom Little

Application Number(s)

2018/2465/T

Application Address

Gilling Court,
Belsize Grove
London
NW3 4UY

Proposal(s)

FRONT GARDEN: (TPO REF. C1186) 1 x Lime (T2) - fell to ground level
(TPO REF. C763) 1 x Lime (T3) - fell to ground level

Recommendation(s):

Approve works (TPO)

Application Type:

Application for works to trees covered by a TPO

Consultations

Adjoining Occupiers:

No. notified

**Site
noti
ce**

No. of responses

8

No. of objections

1

Summary of consultation responses:

1. The applicants have not submitted and evidence to implicate the single stemmed lime in the damage.
2. The trees make Gilling Court and the street appear a much more attractive environment.
3. The removal of the trees may not stop the subsidence problem.
4. They provide shade to the buildings in hot weather.
5. They improve air quality and provide shelter for wildlife.
6. The trees are 10-15m away from the property.
7. Could a root barrier be considered?

One support for the application was received.

CAAC/Local groups*

comments:

*Please Specify

These trees form an important part of the streetscape of Belsize Grove, and although past pruning does not appear to have improved their shape, their loss would have a most adverse effect, as they are part of a row of trees at the front boundary. It may well be that their removal does not solve the subsidence problem.

They provide shade to the building, particularly valuable in warm weather, of which we are likely experience more in the future. They help to improve air quality, and provide shelter for birds and other wildlife.

A better solution for the problem needs to be found.

Assessment

The two lime trees are highly visible from the public realm and are considered to provide significant visual amenity within the street scene. Trees of this stature will undeniably provide significant environmental benefits to the locality.

T3, the larger multi stemmed lime was noted to have decay present in the base, the extent of this and the risk posed have not been investigated further.

The application alleges that T3 is the primary cause of subsidence in the property and T2 is a contributory cause. The evidence submitted is considered to demonstrate that on the balance of probability the significant damage (BRE category 4 Severe) occurring at the property is being caused by lime trees. Although T2 is slightly further from the damage and is somewhat smaller it is not possible to discount the tree as a contributory factor. It is not considered that it would be expedient to refuse the application.

It is recommended that the application is approved.

It is recommended that 2 x Liquidambar styraciflua are required as replacements.