

Delegated Report

Officer	Application Number(s)
Tom Little	2019/0021/T

Application Address	
Garden Flat No. 1 10 Adamson Road London NW3 3HR	

Proposal(s)
REAR GARDEN: 2 x limes – fell to ground level.

Recommendation(s):	Part granted/part refused
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Application Type:	Notification of Intended Works to Tree(s) in a Conservation Area
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Consultations

Adjoining Occupiers:	No. notified	23	No. of responses	2	No. of objections	2
<p>Summary of consultation responses:</p>	<p>1. Size & Age - Both are large trees, taller than our four storey building. I'm not sure when they were planted, but this must have been a long time ago, and it would be a terrible waste to cut them down unnecessarily. Do you know when they were planted?</p> <p>2. Screening - Especially in the spring / summer / autumn months, both trees significantly screen our view of the backs the houses along Adamson Road. The character of our flat, and also the experience of sitting in our garden during the summer, would be substantially changed if either of these trees are removed.</p> <p>3. Impact on air pollution - Your Camden website states that 9,400 people die each year due to air pollution, and it is well known that more trees are needed to improve our air quality. We should be planting more trees, not cutting either of these down! This is well explained in this BBC article (https://www.bbc.co.uk/news/scienceenvironment-37813709), along with a wide range of other sources.</p> <p>4. Impact on wildlife - there are many birds that live in and use these two trees, and cutting down these two trees would destroy their habitat, as well as for a group of squirrels that live in/around these two trees.</p> <p>5. Risk of setting an unwelcome precedent - if you were to approve cutting these two trees down, I would be very worried that this would make it easier for someone to get approval to cut down a large tree in the next door garden that has an even stronger impact on our flat and wider surroundings.</p> <p>6. Shade - the trees provide significantly shade and act as a screen on the other houses. These communal gardens are well used and their removal will harm the experience of sitting out in them.</p>					
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>None</p>					

Assessment

The larger of the two trees in the rear garden 10 Adamson Road (in the right hand/South corner) is highly visible from Eton Avenue, it is considered to make a positive contribution to the street scene and the character of the conservation area. This tree would appear to be in good condition and to have a safe useful life expectancy in excess of 10 years. The reasons given for the removal of the tree is damage to a boundary wall, this alone is not considered to be a sufficient reason to remove a tree that is worthy of being brought under the protection of a tree preservation order where alternative engineering solutions may be available allowing the retention of the tree.

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

The smaller of the two trees (in the left hand/East corner) has very low visibility from the public realm as it is screened by the larger tree and by 58 Eton Avenue. The tree is in poor condition as it has been shaded by the larger tree and by a plane tree growing at 12 Adamson Road. The lime has poor form and has not responded well to repeated pruning. There are indications of decay visible at the former pruning points. This tree is not considered to have any future potential due to the lack of visibility, poor condition and proximity to larger trees. It is not considered that it would be expedient to bring this tree under the protection of a TPO.