

Delegated Report

Officer

Tom Little

Application Number(s)

2020/0306/T

Application Address9 Willoughby Road
London
NW3 1RT**Proposal(s)**

FRONT GARDEN: 1 x Ash (T1) - Fell to ground level.

Recommendation(s):

No 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

7

No. of responses

No. of objections

1

Summary of consultation responses:

None

CAAC/Local groups* comments:

*Please Specify

The Hampstead Neighbourhood Forum objects to the felling of a sizeable ash tree. The tree occupies a prominent corner site in the Pilgrim's to Willoughby Road area and has both a significant amenity and biodiversity value. The proposal, therefore, is contrary to Hampstead Neighbourhood Plan Policy NE2: 'Development will protect trees that are important to local character, streetscape, biodiversity and the environment.'

We recommend that Camden refuse this application.

Assessment

The ash tree occupies a prominent position on the corner of Willoughby Road and Rudall Crescent. It is highly visible from a public place and is considered to provide a high level of visual amenity as well as to make a positive contribution to the character of the conservation area.

The notification states that the tree is implicated in clay shrinkage subsidence in the adjacent property.

The supporting evidence submitted with the notification is considered to be insufficient to justify the removal of a tree which is considered to be worthy of being brought under the protection of a tree preservation order. Evidence should include trial pit and bore hole logs, soil analysis, crack and/or level monitoring and identification of roots below foundation level, none of which has been submitted.

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.