

Application ref: 2020/1700/T
Contact: Tom Little
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Date: 26 May 2020

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Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:

**21 Nassington Road
London
NW3 2TX**

Description:

REAR GARDEN: 1 x Willow (T1) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 16 April 2020 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 The willow in the rear garden of 21 Nassington Road is a mature well-established tree that has been regularly managed by reduction. It is highly visible from the rear of the properties along Nassington Road as well as from the allotments and railway, the tree is considered to provide a high level of visual amenity and to make a positive contribution to the character of the conservation area. In addition to this the tree provides screening between the properties and the allotments and railway as well as providing habitat for wildlife and contributing to the urban tree canopy which helps to mitigate the effects of pollution, climate change and the urban heat island.

The application alleges that the tree has been implicated as a contributory cause of subsidence at 23 Nassington Road. The evidence submitted includes the identification of willow roots beneath the foundations. However, the willow at 25

Nassington Road is much closer to the area of damage than the willow at 21. Clay soils were identified beneath foundations however, the site investigation was undertaken in December, which is not an ideal time to demonstrate desiccated soils and no data from soil analysis has been submitted with the application. No data from crack and level monitoring has been submitted with the application to demonstrate seasonal movement.

On balance, it is considered that the evidence submitted is not sufficient to demonstrate that, on the balance of probability, the willow at 21 Nassington road is contributing to the damage occurring at 23 Nassington Road.

A tree preservation order has been served to protect the visual amenity the tree provides and preserve the character of the conservation area.

A Tree Preservation Order has been served on the tree/s and no work should be carried out without the prior consent of the Council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the name and title of the signatory.

Daniel Pope
Chief Planning Officer

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