

Delegated Report

Officer

Tom Little

Application Number(s)

2020/1700/T and 2020/1705/T

Application Address

21/25 Nassington Road, London, NW3 2TX

Proposal(s)

REAR GARDEN: 2 x Willow (one in each garden) - 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

11

No. of responses

No. of objections

5**Summary of consultation responses:**

1. The Council received several objections to the trees being removed, most of which related to the larger Willow in the rear garden of 21
2. We object to removing the tree unless it is independently proven to be causing damage to the building
3. Visual amenity from the railway and rear of the Nassington Road properties
4. Screens the railway
5. Insurance companies are notorious for recommending tree works which may not be necessary
6. Could the problem be dealt with by reducing rather than removing the tree
7. The trees removal would change the nature and character of the view
8. I provides habitat for local wildlife

CAAC/Local groups* comments:

*Please Specify

None

Assessment

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.

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.

The willow at 25 Nassington Road is has low visibility from any public place, is not a particularly large or noteworthy example of its species or of any known cultural or historic value. The willow is growing close to the properties in a position that may not be sustainable. It is not considered that it sufficiently fulfils the criteria to justify bringing it under the protection of a tree preservation order.