

Delegated Report

Officer

Tom Little

Application Number(s)

2020/1757/T

Application Address

9 Willoughby Road
London
NW3 1RT

Proposal(s)

FRONT SIDE GARDEN: 1 x Ash (T1) - Fell to ground level.
REAR SIDE GARDEN: 1 x Silver Birch (T2) - Crown reduction height by 2m and crown radius by 1m leaving a balanced crown.

Recommendation(s):

Part grant/part refuse

Application Type:

Application for works to protected trees (TPO)

Consultations

Adjoining Occupiers:	No. notified	6	No. of responses	3	No. of objections	2
Summary of consultation responses:	<p>1. The ash tree directly faces Rudall Crescent and is a prominent and desirable part of the streetscape. The Birch is also very visible from Rudall Crescent, No 9 Willoughby Rd being sited on the corner of Willoughby Rd and Rudall Crescent. This is the 2nd time we have seen this application and again wish to object to it given we believe there is insufficient technical information to indicate that any problems under the front bay window are caused either by the ash tree or the silver birch. Without convincing arboreal and geological investigations by suitably qualified professionals, we believe that permission to remove either tree should be refused. This is a Conservation Area and Camden must make every effort to retain trees wherever possible and only consider permission to destroy on the basis of sound and appropriate evidence.</p> <p>2. The application is inadequately supported by evidence that any cracking is caused by the trees. The application states that the cracking was first noticed in 2019, but the trees have been there many years and have not suddenly started taking large amounts of water from the area beneath them, which the application asserts is the cause of the cracking. The larger tree, T1, is heavily covered in a huge ivy plant and this has grown recently; it is likely that the ivy is taking substantial amounts of water from the ground. The application should be refused permission</p> <p>The Council also received one support for the application:</p> <p>1. I am the owner/occupier of the neighbouring house and I support this application as outlined in an email sent to Andrew Maugham the Tree Planning officer on 25/03/2020. Over the 38 years I have owned this house there has been many repairs carried out to joining party wall and roof area, caused by movement or falling debris from 9 Willoughby Road. This damage to the rear & front of Willoughby Road has continued to get worse over the years, and these trees need sorting out.</p>					
CAAC/Local groups* comments: *Please Specify	None					

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 this part of the application is refused.

The birch tree has been reduced previously and is showing signs of decay at the former reduction points. It is considered that the proposed works will not be detrimental to the appearance of the tree and will reduce the chance of failure due to the weak reduction points by reducing the weight/wind sail area of the crown.

It is recommended that this part of the application is approved.