

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/10/2020	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2020/3522/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9 Woodchurch Road London NW6 3PL							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
FRONT GARDEN: 1 x Lime (T1) - Fell to ground level and treat stump.							
<b>Recommendation(s):</b>		Recommended for approval.					
<b>Application Type:</b>		Application for Works to Tree(s) covered by a TPO					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	42	No. of responses	03	No. of objections	03
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>The Council received 3 consultation responses which can be summarised as:</p> <ul style="list-style-type: none"> <li>• The tree is visible from the windows</li> <li>• The tree contributes to the character of the area and provides habitat</li> <li>• Works are also proposed at no. 11 Woodchurch Road</li> <li>• Lime trees rarely cause problems to foundations</li> <li>• If the tree is causing structural damage then I can understand the application</li> <li>• The order was placed on the tree to protect the nature of the environment</li> <li>• If permission is granted a less aggressive tree should be planted as a replacement</li> <li>• The roots found are small in diameter</li> <li>• The area is known as "The Gardens" and foundations are known to be shallow</li> <li>• Felling a mature tree is heavy handed</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The application is for the removal of a lime tree from the front garden of a residential property that is situated within the South Hampstead Conservation Area. The application alleges that the tree is causing property damage.

The lime tree is pollarded at approx. 4m and has been maintained by reduction. Further crown reduction work/ lowering the pollard point is not considered feasible without destroying the tree.

The level monitoring data submitted is considered to demonstrate that the movement is seasonal and therefore likely to be vegetation related. The soil report shows that highly shrinkable clay is around the foundations of the affected property. The root analysis report shows live Tilia (lime) roots are in close proximity to the foundations of the affected property. The diameter of the roots is not considered relevant to the robustness of the evidence submitted.

The tree is visible from the public realm but is not considered to be a high quality specimen. This, in conjunction with the evidence submitted and the historic management of the tree is considered to justify the removal of the tree.

It is recommended that the application be approved and replacement tree will be secured via replanting condition.