

Delegated Report

Officer	Application Number(s)
Tom Little	2020/5288/T

Application Address	
47 Belsize Park Gardens London NW3 4JL	

Proposal(s)

FRONT GARDEN: 1 x Silver Birch - Fell to ground level and remove stump.

Recommendation(s):	Refuse application for works to tree covered by a TPO
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Application Type:	Application for works to a tree covered by a TPO
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Consultations

Adjoining Occupiers:	No. notified	14	No. of responses	1	No. of objections	1
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Summary of consultation responses:

1. Cannot fully judge if tree removal is a requirement. If it is however, there should be an obligation to replant a smaller tree

CAAC/Local groups* comments:
*Please Specify

None

Assessment

The birch is highly visible from the street and is considered to provide a high level of visual amenity and to make a positive contribution to the character and appearance of the conservation area. The tree is visible for a significant proportion of the length of Belsize Park Gardens. The removal of this tree would have a significant impact on the street scene.

The reasons given for removing the tree include damage to the low garden walls, to paving and to a service cupboard under steps. While it is understood that damage to garden walls and paving might be an inconvenience it is not considered a sufficient reason for removing such a prominent tree, which is protected by a tree preservation order as these can be relatively easily repaired in such a way as to reduce the chances of the damage reoccurring.

With regard to the damage to the service cupboard, the photos submitted with the report show relatively small adventitious roots penetrating brickwork with old poor quality cement and signs of moisture ingress. Roots of this type would follow moisture through the damaged concrete, where repairs are made with appropriate materials and the moisture ingress addressed the roots would be unlikely to penetrate the concrete. The report suggests that the brickwork has already been repaired with engineering bricks.

It is recommended that this part of the application be refused to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.