

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2021/0075/T

**Application Address**37 Lancaster Grove  
London  
NW3 4HB**Proposal(s)**

FRONT GARDEN: 1 x Copper Beech (T1) - Fell to ground level.

**Recommendation(s):**

Refuse application for works to tree covered by a TPO

**Application Type:**

Application for works to a tree covered by a TPO

**Consultations****Adjoining Occupiers:**

No. notified

**5**

No. of responses

**0**

No. of objections

**2****Summary of consultation responses:**

The Council received one objection from a member of the public:

This is the loveliest tree in the street &amp; looks healthy. It would be a great shame to lose it. I cannot see proof that it needs to be felled &amp; beg you not to allow this course of action to be allowed unless it is essential.

**CAAC/Local groups\* comments:**

\*Please Specify

The Belsize Society submitted the following objection:

The Belsize Society objects to this application.

The Copper Beech is a magnificent specimen and is a real feature of the streetscape. It is one of the most important trees in the area.

The technical information provided by the applicant shows that there may be limited damage to the steps, but not to the house, and acknowledges that there are other solutions to deal with any issue from the roots which do not involve felling the tree.

## Assessment

The beech is highly visible from the street and is considered to provide an extremely high level of visual amenity to the public and to make a positive contribution to the character and appearance of the conservation area. The tree is visible from most of the length of Lancaster Grove, from the end of Crossfield Road 150m to the West and to the East it is visible for at least 100m, as far as the bend in the road. The tree is visible over the rooftops along Lancaster Drive, from the corner of Belsize Square around 100m away. The removal of this tree would have a significant impact on the street scene. The loss of front garden trees is stated to be a current issue in the Belsize Conservation Area Statement.

According to data from Camden's i-Tree survey, trees of the same species and of a similar size and form as the tree in question were, on average, responsible for approx. 25kg of carbon sequestration per year and removing approx. 612g of air borne particulate pollution per year. As such, the tree in question is a valuable asset in response to pollution and climate change, particularly in this location.

The tree would appear to be in good health with a safe useful life expectancy in excess of 20 years. A CAVAT valuation of the tree has estimated the value of the tree and the amenity services it provides to the public at £370,735.

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