

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2021/2065/T

**Application Address**

8 Frognal  
London  
NW3 6AJ

**Proposal(s)**

FRONT GARDEN: 1 x Lime (T4) - 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

<b>Adjoining Occupiers:</b>	No. notified	<b>39</b>	No. of responses	<b>0</b>	No. of objections	<b>1</b>
<b>Summary of consultation responses:</b>	<p>1. I object to the felling of this mature tree in a conservation area. Too many trees are being felled in this area. Soon there will be none.</p> <p>2. strongly object to the felling of this lime tree. one of the few front garden trees which providing valuable screening and shade and interest to the community!</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The following comments were submitted by RedFrog:</p> <p>Applications 2021/2064/T, 2021/2065/T (8-12 Frognal) and 2021/2066/T (13 Netherhall Gardens): - objection to all</p> <p>The Neighbourhood Forum wishes to object to the proposed fellings on the grounds of:</p> <ul style="list-style-type: none"> <li>• Harm to the two Conservation Areas and their garden suburb character. This includes cumulative harm, when taken together with the recent fellings at Frognal Court Wood</li> <li>• Harm to the streetscape, through the felling of an the natural hedge boundary treatment</li> <li>• Loss of amenity for residents at 8-12 Frognal, 13 Netherhall Gardens and those adjacent, behind and opposite.</li> </ul> <p>The Forum's objections are on the basis of:</p> <ul style="list-style-type: none"> <li>• harm to biodiversity through the felling of mature, native trees of considerable value.</li> <li>• The trees form part of an important rear garden tree corridor, supporting wildlife and their value in terms of air quality, noise and carbon reduction. They are also important for soil stability;</li> <li>• non-compliance with RedFrog Neighbourhood Plan policy BGI 2;</li> <li>• non-compliance with the Redington Frognal Conservation Area Character and Management Appraisal.</li> </ul> <p>The "slight" cracks should be addressed by some alternative method, rather than wholesale felling of important trees and hedges.</p>					

## Assessment

The lime tree 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 of the conservation area. The tree is prominent in this section of Frognal and is also visible from Netherhall Way and Finchley Road and is one of the few trees present on the South side of the street. The removal of this tree would have a significant impact on the street scene.

The notification alleges that the tree is causing clay shrinkage subsidence at a neighbouring property. However, the evidence submitted with the notification is not considered sufficient to demonstrate the involvement of this tree. None of the root samples from trail pits/bore holes was identified as emanating from a lime tree. No crack/level monitoring has been submitted demonstrating seasonal movement associated with subsidence caused by vegetation.

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.