

Delegated Report

Officer

Tom Little

Application Number(s)

2021/2547/T

Application Address

Flat 1
10 Adamson Road
London
NW3 3HR

Proposal(s)

REAR GARDEN: 1 x Lime (T2) - Fell to ground level.

Recommendation(s):**Refuse works (TPO)****Application Type:****Application for works to trees protected by a TPO****Consultations****Adjoining Occupiers:**

No. notified

24

No. of responses

3

No. of objections

3**Summary of consultation responses:**

1. I believe the earlier application received ~70 objections and the relevant trees were placed under Tree Protection Orders. It seems another application has been submitted with an identical request - I see no reason this application should see an outcome that is any different. There is no reason the trees should be removed just to accommodate a minor garden wall. The three trees are a critical part of the Adamson Rd natural environment and the privacy of the buildings along Eton Avenue and Adamson Rd.

CAAC/Local groups* comments:

*Please Specify

On behalf of The Belsize Society: This is a tree protected by a TPO and, together with the London Plane tree at 12 Adamson Road (Appn No. 2021/2559/T), forms part of a small but valuable patch of woodland at the back of Adamson Road, Eton Avenue and Crossfield Road. This lime tree is also visible from Eton Avenue. The felling of these two mature trees would destroy one end of this strip of woodland, destroying the wildlife habitat, transforming the character of the adjacent gardens and depriving the neighbourhood of the trees' ecological and environmental benefits. The trees may have contributed to the damage to the garden wall but the trees, with their multiple benefits for the neighbourhood, should take priority over the wall. It appears that the wall will need to be rebuilt and it should be reconstructed in a manner which accommodates the continuing presence of the trees. There are numerous examples within the Belsize Conservation Area of adjustments made to walls and of the reconstruction of sections of walls to accommodate the growth of nearby trees

Assessment

The lime is 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 reasons given for removing the tree are that the tree is causing severe damage to a boundary wall.

The Council is in agreement that the wall is in a state of collapse and requires removal and rebuilding even if the tree were to be removed.

The Council does not consider damage to a boundary wall to be a sufficient reason to remove a tree that is under the protection of a tree preservation order.

It was previously recommended that alternative engineering solutions be explored that might allow the retention of the tree. The current application includes a report which suggests that the necessary replacement footings would sever structural roots. However the report does not consider alternatives such a piling or alternatively a fence which would require minimal foundations.

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.