

Delegated Report

Officer

Tom Little

Application Number(s)

2021/2559/T

Application Address12 Adamson Road
London
NW3 3HR**Proposal(s)**

REAR GARDEN: 1 x London Plane (T1) - Fell to ground level.

Recommendation(s):

Objection to Works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations**Adjoining Occupiers:**

No. notified

24

No. of responses

2

No. of objections

1**Summary of consultation responses:**

As it seems there is nothing to prevent this tree from being felled, is it possible to plant a smaller tree after the suggested waiting time mentioned in the report (points 5.6 and 5.7)? Also, if the wall is replaced after the period of a year as recommended, would it be possible to install some kind of wall that would not be sitting directly on the ground, i.e. raised in some way so that it would be less susceptible to damage? I'm thinking of something more like a fence arrangement, although with a heavy material.

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 plane is visible from the street and within the gardens to the rear of the properties along Adamson Road and Eton Avenue. This tree 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 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 as piling or alternatively a fence which would require minimal foundations.

It is recommended that a tree preservation order is served to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.