

Delegated Report

Officer

Tom Little

Application Number(s)

2021/3990/T/2021/4006/T

Application Address

Camden Arts Centre
Arkwright Road
London
NW3 6DG

Proposal(s)

2021/4006/T

FRONT GARDEN: 1 x Lilac sp. (T1) - Fell to ground level.

2 x Cherry (Prunus sp.) (T4 - T5) - Fell to ground level.

SIDE GARDEN FINCHLEY ROAD: 6 x Robinia pseudoacacia (T9 - T13 & T15) - Raise crowns to 6m above pavement level and prune back overhang from Spring Grove.

1 x Robinia pseudoacacia (T14) - Fell to ground level.

REAR GARDEN: 1 x Ash (Fraxinus excelsior) (T22) - Fell to 1.5m to retain insect hotel.

1 x Robinia pseudoacacia (T23) - Fell minor stem.

1 x Lime (Tilia sp.) (T29) - Fell to ground level.

1 x Lime (Tilia sp.) (T35) - Crown reduce by 30%

1 x Plum (Prunus sp.) (T37) - Prune back to clear building by 1m

SIDE GARDEN ARKWRIGHT ROAD: 1 x Goat Willow (Salix caprea) (T36) - Fell to ground level.

2021/4006/T

FRONT GARDEN: 1 x Cherry (Prunus 'Kanzan') (T2) - Fell and treat stump.

1 x Cherry (Prunus 'Kanzan') (T3) - Fell to ground level.

SIDE GARDEN FINCHLEY ROAD: 1 x Silver Birch (Betula Pendula) (T7) - Raise crown to 4m and prune back to glass wall.

Recommendation(s):**No 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	17	No. of responses	3	No. of objections	3
Summary of consultation responses:	<ol style="list-style-type: none"> 1. I strongly object to the felling of these trees in a Conservation area. The foliage at CAC provides essential greenery in a heavily polluted road that does not have any street trees and a large number of paved-over front gardens. The huge number of HGVs thundering up and down the road every day cause vibration to the properties and this could be a main cause of any cracking in the building. This needs to be investigated further. When my house in Arkwright Road suffered from subsidence, Camden flatly refused permission to cut down the tree that was cited as the problem and we now prune it on a regular basis. Why should CAC be subject to different rules? I would strongly suspect that they have long term plans to extend the building at the back and removing certain trees will make this easier in the future. 2. We object to the felling of these trees. The evidence that they are the cause of problems are superficial and need more investigation. The trees provide considerable environmental benefits and are of aesthetic value. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Redington Frogna! Neighbourhood Forum submitted the following comments:</p> <p>Redington Frogna! Neighbourhood Forum strongly objects to all of the proposed works to the trees and shrubs in the front, side and rear gardens, on grounds of harm to the Conservation Area.</p> <p>The trees and shrubs in the front and side gardens are important to the streetscapes of Arkwright Road and Finchley Road, which have very little greenery and no street trees. In the rear garden, the trees and shrubs are an important amenity both for users of the CAC cafe and for residents in Lindfield Gardens, who overlook CAC.</p> <p>Before any further steps are taken, the Forum requests that CAC's insurers urgently investigate the impacts of sub-surface water features and study the Arup map of Redington Frogna! underground rivers. The site lies directly above a tributary of the River Westbourne, in an area of surface water flooding. The proposed works will exacerbate the flooding on Finchley Road and Lymington Road.</p> <p>Many Arkwright Road properties report cracking due to the large number of HGVs using this street. We are not at all persuaded that the cracking is due to vegetation and should like to see the results of investigations into the impact of HGV traffic on CAC.</p> <p>Arup's map of Redington Frogna! underground rivers is available at: https://www.redfrogassociation.org/underground-rivers/</p>					

Assessment

T1 Lilac: This is a dead shrub.

T2 Cherry: The cherry has an extensive basal cavity. The tree was previously given consent for removal due to subsidence occurring in the building. Evidence submitted was considered sufficient to demonstrate that the tree could be implicated.

T3 Cherry:

T4 Cherry: Low visibility as a small tree suppressed by surrounding shrubs and trees. Not much potential and would be better removed and replaced.

T5 Cherry: Multi-stemmed tree with poor form, not a particularly large or noteworthy specimen.

T7 Birch: Minor works.

T9-T13 and T15 Robinias: Minor works.

T14 Robinia: Significant lean over Finchley Road and the adjacent property. The removal of this tree will be ameliorated by the others on site to be retained (T9-15).

T22 Ash: This is an etiolated specimen growing between other trees to be retained and an adjacent building. Low visibility outside the site.

T23 Robinia: The removal of a secondary stem of this tree is considered to be minor and will not be detrimental to the tree or the character of the area.

T36 Willow: very close proximity to adjacent buildings, very low visibility outside of the site.

T 37 Plum: minor works.

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