Delegated Report

Officer	Application Number(s)
Tom Little	2021/4533/T

Application Address	
11 Platt's Lane London NW3 7NP	

Proposal(s)
FRONT GARDEN: 1 x Large Lime (T1) - Fell to ground level and grind stump to max depth of 300mm below 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	**19**	No. of responses	**2**	No. of objections	**1**
Summary of consultation responses:	1. While removing the lime tree is sensible, we would like to ensure that the plans to replace with different trees is reviewed as this is an important green aspect to the front of the houses and further shields from a busy road. 2. Care should be taken that no damage is done to our pillar and gates etc given proximity to our boundary 3. As part of the same review, we would like to request officials to review the fast growing willow at the back fence as it blocks light and sun to our garden. While it is occasionally cut back, given the speed of growth it reaches the size where our plants cannot thrive. Please let us know if any separate application is needed for this.					
CAAC/Local groups* comments: *Please Specify	The Heath and Hampstead Society submitted the following comments: This is an application to fell a tree that is under a TPO. This tree is very visible from the pavement and road and therefore is enjoyed by many. There is no reason given for the felling of this tree and I would request that Camden Council reject this application unless an appropriate reason for felling is provided.					

Assessment

The lime tree is highly visible from the public realm, it is considered to provide a high degree of visual amenity within the public realm and to make a positive contribution to the character and appearance of the conservation area.

Reasons for wishing to remove the tree are not immediately clear from the application however it would appear that the tree is lifting cobbles and interfering in the operation of an electric gate next door. These would not necessarily be seen as reasons to remove a tree which is worthy of being brought under the protection of a tree preservation order. Cobble stones can be re-laid and engineering solutions are available to remedy any problems with the gate and should be explored prior to any further application to remove the tree.

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.