

Delegated Report		Analysis sheet		Expiry Date:		30/11/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/4877/T			
Application Address				Drawing Numbers			
76 Agar Grove London NW1 9TL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Lime (T1) - Fell to ground level and treat stump.							
Recommendation(s):		Approve application for works to tree(s) covered by a TPO.					
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:							
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	25	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received one consultation response which is summarised below:</p> <ul style="list-style-type: none"> • Site visits have been virtual • Damage drains have been identified and not repair which could explain the damage • The drains should be repaired and the tree pollarded, followed by another period of level monitoring 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The application is for the removal of a lime tree from the rear garden of a residential property that is situated within the Camden Square Conservation Area. The application alleges that the tree is contributing to property damage at the same address.

The mature lime tree is in the rear garden of the property but is visible from the public realm from Agar Grove as the property is end of terrace affording views in to the rear garden. The tree contributes to the character and appearance of the conservation area.

The level monitoring data shows seasonal movement which is considered likely to be vegetation-related. The root investigations found live lime roots in close proximity to the foundations of the property, close to location of the damage.

If damaged drains were responsible for the damage the movement would not be seasonal. Further monitoring is not considered necessary to implicate the lime tree as a contributing factor to the damage.

On the balance of probability it is considered likely that the lime tree is contributing to the damage.

It is recommended that the application be approved and a replacement tree secured via a replanting condition.