

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2021/5100/T

**Application Address**

20 College Crescent  
London  
NW3 5LL

**Proposal(s)**

REAR GARDEN: 1 x Robinia (False acacia) (T1) - Fell to ground level.

**Recommendation(s):**

Refuse works (TPO)

**Application Type:**

Application for works to a tree covered by a TPO

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>13</b>	No. of responses	<b>0</b>	No. of objections	<b>1</b>
<b>Summary of consultation responses:</b>	None					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The Belsize Society submitted the following comments:</p> <p>On behalf of the Belsize Society: this is a mature attractive tree, protected by a tree protection order. It is visible from Buckland Crescent and is one in a row of just a few trees at the back of College Crescent. Apart from their visual attractiveness, these trees play an important role in counteracting the air and noise pollution from traffic in the nearby multi-lane traffic junction of Fitzjohn's Avenue, Avenue Road and Finchley Road. If it is established that the false acacia is responsible for subsidence damage, then all other remedies should be considered before felling this tree. It appears that felling the tree is being proposed as the first possible remedy for the subsidence, before it has been established conclusively that the tree is responsible for the cracking damage.</p> <p>The minor cracking damage in the garden flat, at front and back, is categorised as "slight." The Initial Technical Report by Davies Subsidence suggests that trees at the back of the property are likely to be the cause of damage to the back of the property but no likely cause has been put forward for the cracking to the front of the property. A 12 month level monitoring exercise is recommended by the report and this should be undertaken at the back as well as the front of the property to provide further evidence as to the cause of the damage. The drain damage already identified should be put right and a programme of pruning instigated for the robinia. IF, after such remediation measures, further investigation and obtaining the results of 12 months level monitoring, the robinia is implicated as a main cause of the damage, then solutions, such as a root barrier, should be considered in preference to felling the tree.</p>					

## Assessment

The Robinia is visible from the street on Belsize Park and Buckland Crescent as well as from the rear of the properties on these streets as well as College crescent. The tree is considered to provide visual amenity and to make a positive contribution to the character and appearance of the conservation area.

The application alleges that the tree is implicated in subsidence at an adjacent address. While roots likely to be emanating from the Robinia have been identified below foundation level, no crack or level monitoring demonstrating seasonal movement or data from soil analysis demonstrating desiccation have been submitted. It is considered that insufficient data has been submitted to demonstrate that the tree is implicated in the damage and justify the removal of a tree that is protected by a tree preservation order.

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.