

Delegated Report

Officer

Tom Little

Application Number(s)

2021/5680/T

Application Address128 Haverstock Hill
London
NW**Proposal(s)**FRONT GARDEN: 1 x Sycamore (T1) - Fell to ground level.
1 x Lime (T2) - 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

22

No. of responses

0

No. of objections

1**Summary of consultation responses:**

None

CAAC/Local groups* comments:

*Please Specify

For The Belsize Society: these are two mature trees visible from Haverstock Hill and therefore have amenity value. Due to the heavy traffic and resulting pollution, trees are of considerable environmental benefit in this area and should only be removed as the very last resort. It appears that the removal of these trees is being proposed on a precautionary basis. The cracking was only discovered in July 2021 and the structural damage is said to be 'very slight'. Level monitoring should be carried out to establish whether there is in fact an ongoing problem and, if so, the extent of it. It is not clear that the drainage problems have been fully investigated and resolved and it is possible that these may be the cause of the damage.

Assessment

The lime and the sycamore are highly visible from Haverstock Hill and are considered to provide a significant level of visual amenity and to make a positive contribution to the character and appearance of the conservation area.

The application alleges that the trees are implicated in subsidence at the adjacent property. It is considered that the evidence submitted with the notification is not sufficient to demonstrate that the trees are part of the cause of the damage; no crack or level monitoring has been submitted demonstrating seasonal movement associated with subsidence caused by vegetation. Additionally sycamore roots were not identified below foundation level. Currently the damage is only 1mm with a BRE damage classification of category 1 “very slight” and might be considered cosmetic and easily repaired.

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