

Delegated Report

Officer

Tom Little

Application Number(s)

2021/5898/T/T

Application Address

1 Elsworthy Terrace
London
NW3 3DR

Proposal(s)

FRONT GARDEN: 1 x Hornbeam: Pollard to maintain the overall canopy size.

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

0

No. of responses

0

No. of objections

0**Summary of consultation responses:****CAAC/Local groups* comments:**

*Please Specify

Assessment

The hornbeam is highly visible from the street and is considered to provide a high level of visual amenity and to make a positive contribution to the character and appearance of the conservation area. The tree is visible for a considerable distance on Elsworthy Road. The tree has good form and would appear to be in good condition.

It is considered that pollarding the tree at 4.5m would significantly impact on the form of the tree and be detrimental to the character and appearance of the conservation area and harmful to the amenity the tree provides. These works would not be acceptable on a tree that is considered worthy of protection without a robust justification.

The application and accompanying report allege that the tree has been implicated as a cause of subsidence at the property. However no evidence has been submitted to support this. Where subsidence is being used as justification for carrying out works to a TPO tree the Council would expect to see the following evidence submitted: Evidence of damage occurring including the area of damage, BRE classification of the damage and estimates of the cost of repairs; Soil analysis indicating desiccation below foundation level; root analysis identifying live roots taken from below foundation level, results of crack/level monitoring demonstrating seasonal movement.

It is recommended that this application be refused to protect the visual amenity the tree provides and preserve the character of the conservation area.