

Delegated Report

Officer

Tom Little

Application Number(s)

2022/0344/T

Application Address

76 Lawn Road
London
NW3 2XB

Proposal(s)

REAR GARDEN: 1 x Swamp Cypress (T1) - Reduce crown by 2m - 2.5m on all aspects, ensuring a natural canopy outline.

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

1

No. of objections

1

Summary of consultation responses:

1. We would suggest option 1 should be refused and that the second option could be approved. Given the current debate about London's pollution and global climate threats, every tree must be seen as a tool to help in controlling these issues. Not only that of course they are beautiful objects and contribute to our mental wellbeing and the beauty of this part of London.

CAAC/Local groups* comments:

*Please Specify

The Belsize Society submitted the following comments:

This swamp cypress (subject to a TPO) is a fine tree which towers above the houses and is highly visible from the street. It is an important tree to the neighbourhood, both as a single specimen tree and in forming part of the green corridor of trees between Lawn Road and Downside Crescent. It is vital that such a tree is preserved in good shape and only the most judicious pruning should be undertaken. It appears that the proposed pruning - "Reduce crown by 2-2.5m on all aspects, ensuring a natural canopy outline" - may be too radical and may damage the tree.

Assessment

The swamp cypress provides a decent level of visual amenity within the garden areas to the rear of Downside Crescent and Lawn Road and is visible from both streets. It forms part of a corridor of greenery along the rear boundary of these properties contributing to the character and appearance of the area, it also provides screening between these properties and provides valuable habitat for local wildlife.

It is considered that the proposed reduction would remove a significant proportion of the crown of the tree and negatively impact on the appearance of the tree and its visibility from the surrounding area, significantly reducing the amenity the tree provides and its contribution to the character and appearance of the area.

The reasons given for the works, that the tree has been unpruned for many years and is becoming leggy, dominates the garden and surrounding gardens, that pruning will maintain the longevity of the tree, let more light into all the adjacent gardens and restrict the root growth of the tree, are not considered to be sufficient to justify carrying out the proposed works to a tree that is worthy of protection under a tree preservation order.

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