

Delegated Report		Analysis sheet		Expiry Date:		08/09/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/2998/T			
Application Address				Drawing Numbers			
Flat Basement And Ground Floor 160 Camden Road London NW1 9HJ							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x London Plane - Fell to ground level and treat stump to prevent regrowth.							
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:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received					

Assessment

The TPO tree works application is for the removal of a London plane tree from the front garden of a residential property that is situated within the Camden Square Conservation Area.

The large, mature plane tree is highly visible from the public realm and contributes to the character and appearance of the conservation area. The tree provides a high level of amenity to the public. The tree has been maintained by cyclical reduction.

The tree has been implicated in contributing to persistent vegetation-related property damage over many years. Recent pruning does appear to have had some effect on the movement but the damage is persistent. The council may be liable to pay compensation for loss or damage including the costs of repairs, associated works and any future claims. The estimated costs for remedial works are in excess of £230k.

The level monitoring data shows over ten years of cyclical seasonal movement which on the balance of probability is highly likely to be vegetation-related.

In accordance with the guidance, the Council must take this factor into account alongside other key considerations, such as the amenity value of the tree and the justification for the proposed works, before reaching its final decision. In this case, whilst the amenity value of the trees is high, the evidence demonstrates that the cause of the damage is highly likely to be the tree.

It is recommended that the application be approved and a replacement tree secure by condition.