

Delegated Report

Officer

Tom Little

Application Number(s)

2022/3080/T

Application Address

23 Adelaide Road
London
NW3 3QB

Proposal(s)

FRONT GARDEN: 1 x Lime (T1) - Fell to ground level.

Recommendation(s):

Refuse works TPO

Application Type:

Application for works to trees covered by a TPO

Consultations

Adjoining Occupiers:	No. notified	40	No. of responses		No. of objections	
Summary of consultation responses:	<p>1. I wish to object to the felling of T1 at 23 Adelaide Road, NW3 3QB. This tree enhances the view from my study window (see attached image) as well as reducing traffic noise and improving air quality. Regular pollarding has curbed the autumn leaf fall that used to make our footpath slippery and dangerous. The tree is upright and shows no sign of disease.</p> <p>2. I strongly object to any trees regarding properties 23-32 Adelaide Road being removed. I would be remarkably sad if any of the trees were to go. I do not think that we should underestimate how much they protect us from both the air pollution and the noise pollution which impacts Adelaide Road.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Eton CAAC submitted the following comments:</p> <p>This is an application to remove two trees in front of the houses along Adelaide Road just along from Bridge Approach towards Primrose Hill Road. This is part of a scheme to improve the frontages of the gardens and tidy up damage caused by tree roots. Replacements are proposed for the two trees to be removed but with different species. The proposal seems well thought out and properly documented but what is not clear is whether the replacement species proposed will make the same contribution to the streetscape as the two trees to be removed. We would wish that the tree officer is satisfied that the proposal conforms with Camden's policies regarding the protection of trees and biodiversity, and does not harm the streetscape.</p> <p>The Belsize Society Submitted the following comments:</p> <p>For The Belsize Society: the lime tree (T1) is one in a row of 4 mature trees of similar height (3 limes and T4 cherry), adjacent to the road. As the Arboricultural Report says "The trees present a significant landscape feature within the Adelaide Road street scene." The removal of T1 & replacement by a Sweet Gum Lane Roberts would be visually detrimental to the streetscape and would negatively affect the protection against noise & pollution afforded by the lime tree. Adelaide Road normally has heavy traffic. The Application Form refers to the condition of T1 being a reason for felling but this is not supported by the arboricultural report, which classifies it as category B2, in fair structural and physiological condition with 20-40 year life expectancy. T4 is an attractive tree with full summer foliage, classified by the report as C1 (which possibly undervalues the tree), in fair structural and physiological condition with 10-20 year life expectancy. It would be preferable to retain this attractive, mature tree, rather than felling & replacing, for its visual impact & for the protection it provides against traffic noise & pollution.</p>					

Assessment

The lime tree is highly visible from the public realm and is considered to make a positive contribution to the character and appearance of the area. The tree is protected by a TPO and is considered to be worthy of continued protection. Additionally the tree has been given category B status in two BS5837:2012 – Trees in relation to design demolition and construction tree surveys indicating that the tree has a life expectancy in excess of 20 years.

The application states that the tree needs to be removed to facilitate landscape improvements however it is not clear from the documents provided why this is the case and this alone is not considered to be a sufficient justification for the removal of a tree that is worthy of protection under a TPO.

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