

Delegated Report

Officer	Application Number(s)
Tom Little	2022/5378/T

Application Address	
49 Caversham Road London NW5 2DR	

Proposal(s)
REAR GARDEN: 1 x Deciduous tree - Fell to ground level.

Recommendation(s):	Approve application for works to tree covered by a TPO
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Application Type:	Application for works to a tree covered by a TPO
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Consultations

Adjoining Occupiers:	No. notified 18	No. of responses 3	No. of objections 3
Summary of consultation responses:	<p>The Council received three objections to the proposed works summarised as follows:</p> <ol style="list-style-type: none"> 1. The crown of this tree has been very recently and drastically reduced by several meters, which is a proven method to slow down and prevent any further damage to the surrounding buildings. As a result of this aggressive crown reduction, a few years of maintenance (such as reducing the crown every 3-4 years) and monitoring should be enforced before any further action is taken. Following the recent crown reduction, any damage to the property should be properly documented (photos and dimensions of any cracks to be submitted as evidence) before the Council can consider approving to fell such an important tree in the neighborhood - this action would affect everyone in the neighbourhood, so please consider alternative methods such as the recent crown reduction of a few months ago before felling - and monitor its effects on further shrinkage subsistence. 2. I just spoke with a couple of neighbors, who told me about this application. We love this tree - we look at it every day from our windows, and it protects us from looking into others' properties nearby. It also attracts a lot of birds and other wildlife - there are only few trees left in our backyards, as the council also recently approved the felling of another tree nearby, and this tree provides a needed corridor for birds, squirrels, and other wildlife. This tree has already suffered an aggressive trimming just a couple of months ago, which has already affected our and everyone's enjoyment of this tree. We'd appreciate if you could just maintain the tree - through regular trimming and appropriate watering, to reduce any shrinkage and avoid felling a tree if not necessary. 		
CAAC/Local groups* comments: <small>*Please Specify</small>	None		

Assessment

The ash tree is situated in the rear garden of the property and has relatively low visibility from the public realm however it is visible from the rear of a large number of properties along Caversham Road, Gaisford Street, Hammond Street and Bartholomew Road. It is considered to provide a high level of visual amenity within the area to the rear of the properties and to make a positive contribution to the character and appearance of the area. It is considered that the ash tree is worthy of being brought under the protection of a tree preservation order.

The application alleges that the tree is contributing to subsidence in an adjacent property however no evidence has been submitted in support of this allegation. Evidence should include, trial pit and borehole logs indicating the presence of desiccated clay soils. Identification of ash roots below foundation level. Crack/level monitoring indicating seasonal movement.

It is recommended that a tree preservation order is served to protect the visual amenity the tree provides and preserve the character of the conservation area.