

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/05/2023</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2023/1251/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
57 Nassington Road London NW3 2TY							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
REAR GARDEN: 1 x Elder (T2) - Fell and treat stump with eco plugs. 1 x Horse Chestnut (T3) - Fell and treat stump with eco plugs. Mixed species group (TG1)- Fell and treat stumps with eco plugs.							
<b>Recommendation(s):</b>		Part grant/Part refuse Works to Tree(s) in a CA					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received.					

## Assessment

The s.211 notification is for the removal of an elder tree, a mixed species group of trees and a horse chestnut tree from the rear garden of a residential property that is situated within the South Hill Park Conservation Area. The submission alleges that the trees are contributing to property damage at the same address.

The elder tree and the mixed group of trees are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area. The trees are of no known cultural or historic value and are not considered to be noteworthy examples of their species.

The horse chestnut tree appears to be in at least fair condition physiologically and has a broadly-spreading pleasing form, typical of this species in maturity.

The horse chestnut tree is highly visible from the public realm. It is visible from Hampstead Heath, the footbridge that connects Savernake Road to Hampstead Heath and the footbridge approach and Nassington Road. The tree is also visible from the allotment site to the south of Nassington Road, adjacent to the railway line and by train passengers. The tree forms part of a green corridor along the rear gardens of the south side of Nassington Road that runs parallel to the railway line. The green corridor forms a significant landscape feature, of value both aesthetically and in terms of nature conservation.

Page 13 of The South Hill Park Conservation Area Statement states:

*“There are many incidental and panoramic views in to the Conservation Area, which include the rear elevations and rear gardens of properties that back on to the Heath and Parliament Hill. The rear garden of all the houses that adjoin the Heath and embankments of the railway line and the allotments to the south of the rear gardens on the railway side of Nassington Road are important green spaces within this conservation area.”*

The documents submitted with the notification allege that the trees are contributing to property damage at the same address. No *Aesculus* (horse chestnut) roots were found and no level monitoring data to demonstrate seasonal movement has been submitted. As such, it is considered it has not been demonstrated that the horse chestnut tree is contributing to the damage.

It is recommended that the notification be part granted/part refused and a tree preservation order be served on the horse chestnut tree to protect the amenity the tree provides and the character and appearance of the conservation area.