

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/06/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2023/1659/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12 Hollycroft Avenue London NW3 7QL							
<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 Sycamore (T1) - Crown reduce on the NW side all overhanging pollard re-growth by 8m back to the previous pollard points.							
<b>Recommendation(s):</b>		Object to notification of intended works to tree(s) in a conservation area.					
<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	03	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		The council received one consultation response: <ul style="list-style-type: none"> <li>We live on Platts Lane and the sycamores in the gardens of number 10 and 12 Hollycroft Avenue greatly impact the daylight available in the gardens of 24, 26 and 28 Platts Lane. The sycamores in the garden of 12 Hollycroft were pollarded a few metres at the end of 2022, but unfortunately it made little to no improvement to daylight being let in. Indeed the garden of 26 Platts Lane has no grass whatsoever in the garden now as it receives no light at all. The sycamores completely overpower the area together with the laurels which overgrow into Platts Lane as Hollycroft gardens are raised above us. We fully support this application and are extremely grateful to the owners for this application. It would be nice if it was pollarded all the way around to improve daylight for the owners of Platts Lane, but something is better than nothing. Thank you.</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received.					

## Assessment

The s.211 notice is for an 8m crown reduction on one side of a sycamore tree that is within the rear garden of residential property that is situated within the Redington Frognal Conservation Area.

The large, mature sycamore tree is visible from the public realm between properties on Hollycroft Avenue and Platt's Lane. The tree provides a high level of amenity to the public.

The tree contributes to the verdant character and appearance of the Redington Frognal Conservation Area. Section 3.4 of the Redington Frognal Conservation Area Character Appraisal & Management Plan states:

*“The general layout and landscape character creates a green and leafy character. This is based on layout with front and rear gardens. The glimpses into rear garden spaces between properties are a characteristic of the area. An important characteristic is the range of mature trees, including formal avenues of street trees and also more informal garden trees, including rows of trees to rear garden boundaries.*

The sycamore tree contributes to this green and leafy character. Reducing one side of the crown by 8m would adversely affect the amenity the tree provides. The tree forms part of a green corridor, provides habitat potential and helps to combat climate change.

It is likely that some degree of pruning would be approved. Contact was made with the applicant and the agent requesting further details but responses were not forthcoming.

It is recommended that a tree preservation order be served to protect the amenity the tree provides and the character and appearance of the conservation area