

Delegated Report		Analysis sheet		Expiry Date:		01/06/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/1651/T			
Application Address				Drawing Numbers			
10 Hollycroft Avenue London NW3 7QL							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Bay (T2) - Reduce height by 3m and shape.							
Recommendation(s):		No objection to notification of intended works to tree(s) in a conservation area.					
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response: <ul style="list-style-type: none"> The evergreen bay tree in Hollycroft Avenue between 12A and no. 10 Garden Flat is an important privacy screen between the two flats, which are only four meters apart, and have adjoining rear gardens. I should therefore like to request that the shaping work does not reduce the amount of foliage between the two ground floor flats. The tree is used by nesting birds and I would also request that the work is not undertaken during the nesting season. I have no objection to reducing the height by three metres. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the reduction in height of a bay tree that is in the rear garden of a residential property is situated within the Redington Frogna Conservation Area.

The bay tree is small in size and of minimal visibility from the public realm. The tree is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is not of a rare species or of any known cultural or historical value. The tree is not considered a noteworthy example of its species.

The tree may provide a screening function between properties however this is not robust enough justification for the council to serve a tree preservation order to object to the proposed works.

When determining s.211 notifications the council has no powers to add conditions of any kind, relating to timing of works or otherwise.

It is not expedient for the council to serve a tree preservation order to protect the tree.

The council does not object to the proposed works.