

Delegated Report		Analysis sheet		Expiry Date:		22/06/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/1900/T			
Application Address				Drawing Numbers			
18 Bartholomew Villas London NW5 2LL							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x Goat Willow - Fell to ground level. 1 x Bay - Fell to ground level.							
Recommendation(s):		Part grant/part refuse 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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the removal of a bay tree and a willow tree from the front garden of a residential property that is situated within the Bartholomew Estate Conservation Area. The submission alleges that both trees are contributing to property damage at the same address.

The bay tree is visible from the public realm and contributes to some degree to the character and appearance of the conservation area. However, the tree has been planted in a position that is unsustainable in the long term without almost annual pruning. The tree is in extreme close proximity to the front elevation of the property. It is not expedient for the council to serve a tree preservation order to protect the tree. As such, the council does not object to the removal of the bay tree.

The early mature willow tree has been maintained by crown reduction. The tree is closer to the highway than the bay tree resulting in heightened public visibility when compared to the bay tree. The tree is highly visible from the public realm and contributes to the character and appearance of the conservation area. There are similarly sized trees and shrubs in the front gardens of other properties along this side of Bartholomew Villas which adds to the verdant character and continuity along front gardens. If the willow tree were to be removed there would be a large gap in the vegetation which would be harmful to the character and appearance of the conservation area.

The documents submitted with the s.211 notification allege that both trees are contributing to property damage. The evidence is considered inconclusive; no level monitoring or crack monitoring data to demonstrate seasonal movement has been included with the submission.

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