

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/07/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2023/2349/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 104 Fitzjohn's Avenue London NW3 6NT							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
FRONT GARDEN: 1 x Holm Oak (T1) - Fell to ground level.							
<b>Recommendation(s):</b>		No objection 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	<b>14</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The council received two consultation responses which are summarised below:</p> <ul style="list-style-type: none"> <li>This is an important location for trees, on very polluted Fitzjohn's Ave. If this oak is overcrowding the linden trees it could be reduced but if permission is granted to fell it PLEASE don't let the same excuse be used to fell the VERY VALUABLE mature linden trees on site. Many mature trees opposite were lost in the over-development of High Elm on the opposite side of Fitzjohn's Ave.</li> <li>This is a Conservation Area. This Holm Oak is well established and healthy. I strongly oppose the needless felling of this Tree - that helps with noise and air pollution on a daily basis. Our Urban Trees are under threat. It is your job to protect this Holm Oak. Please decline this proposal</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received.					

## Assessment

The s.211 notification is for the removal of a holm oak from the front garden of a residential property that is situated within the Redington Frogna Conservation Area.

The small young multi-stemmed holm oak is highly visible from the public due to its location in the front garden of the property, close to the boundary with the highway. The tree is approx. 3.5m in height and is growing immediately beneath a large primary limb of a large, mature horse chestnut tree growing in the same property. This young tree is already showing signs of suppression and phototropism due to its close proximity to a larger dominant tree. The tree does not have long term potential due to the position in which it is growing.

The tree is not of a rare species and is of no known cultural or historic significance. This non-native tree is not considered to be a noteworthy example of its species and or to significantly contribute to the character and appearance of the conservation area.

The tree contributes to combating climate change and provides some degree of habitat potential but this is not robust enough justification for the council to object to the proposed works.

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.