

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2022/0700/T

**Application Address**

Sandwell Mansions  
West End Lane  
London  
NW6 1XL

**Proposal(s)**

FRONT GARDEN: 1 x Bay (T1) - Fell to ground level.

**Recommendation(s):**

Objection to works to trees in a conservation area

**Application Type:**

Notification of works to trees in a conservation area

**Consultations****Adjoining Occupiers:**

No. notified

**36**

No. of responses

**6**

No. of objections

**5****Summary of consultation responses:**

The Council received five objections to the removal of the bay tree and one support. The objections are summarised below:

1. As a tenant of Sandwell Mansions, we would like this tree not to be cut down. It gives privacy to some flats, it acts like a protection against the noise from the main street and from the railways. It is also charming to keep some vegetation in West Hampstead, and contributes to this neighbourhood being so agreeable to live in.
2. We have been tenants of Sandwell Mansions for 3 years and are strongly opposed to the proposed felling of this bay tree. This area of West End Lane already has very few trees and it is one of the few that has evergreen foliage, which we can enjoy in summer and winter. Furthermore, the felling of this bay tree would not be consistent with current environmental challenges.
3. The tree is highly visible for over 100m along West End Lane
4. The tree provides visual amenity
5. There are few trees in the area and this provides a welcome touch of greenery

**CAAC/Local groups\* comments:**

\*Please Specify

None

## Assessment

The bay tree is situated in the front garden of the property and is highly visible for over 100 meters in either direction up and down West End Lane. This particular stretch of West End Lane has few trees and little other greenery. The bay tree provides visual amenity to a public place and makes a positive contribution to the character and appearance of the conservation area. The bay would appear to be in good condition with a significant safe useful life expectancy. It is considered that the tree meets the criteria for being brought under the protection of a tree preservation order.

The application cites shade in the flat and a potential security risk in that it creates a dark place for people to hide in as reasons for removing the tree. Shading is not seen as a sufficient reason to remove a tree that is worthy of being brought under the protection of a TPO. No evidence has been submitted supporting the assertion that there is a clear security risk or that alternative solutions such as lighting the area concerned has been submitted with the application. It is recommended that alternative solutions are explored.

It is recommended that a TPO is served to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.