

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/09/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2023/3096/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
42 Ferncroft Avenue London NW3 7PE							
<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 Pittosporum (T6) - Prune overhanging growth to within 500mm of boundary.							
<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	00	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>The council received two consultation responses from one person, the tree owner, summarised below:</p> <ul style="list-style-type: none"> <li>I am the owner of the tree and have not been notified or consulted by the applicant.</li> <li>There is another application for treeworks at a neighbouring property.</li> <li>I have no objection to the pruning of overhanging material.</li> <li>We wish to be notified of the date of works to supervise the works.</li> <li>There should be no unauthorised access to our garden.</li> <li>Had we been asked by Mr Kulick for consent we would have granted it subject to these points which we consider to be reasonable.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the pruning of a Pittosporum in the rear garden of a residential property that is situated within the Redington Frogmal Conservation Area. The applicant is the occupier of a neighbouring property.

The Pittosporum is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The pruning is considered minor in nature.

Under common law, a land owner has the right to prune encroaching vegetation back to the boundary without the permission of the tree owner. Anyone can submit a s.211 notification irrespective of ownership, with or without the permission of the tree owner.

The council does not object to the proposed works.