

Delegated Report		Analysis sheet		Expiry Date:		11/09/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/3101/T			
Application Address				Drawing Numbers			
47 Primrose Gardens London NW3 4UL							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Cherry (T1) - Fell to ground level. 1 x Cherry (T2) - Fell to ground level. 1 x Cherry (T3) - Fell to ground level. 1 x Birch (T4) - Reduce crown by approx. 2m. 1 x Maple (T5) - Fell to ground level.							
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	18	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received two consultation responses: <ul style="list-style-type: none"> Can I ask what is the reasoning why 4 trees are to be taken down, please. I cannot find any information on the application form. Thank you. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Belsize Society submitted the following objections: <ul style="list-style-type: none"> these trees form part of a valuable green corridor at the back of Primrose Gdns and Belsize Pk Gdns. The removal of 4 trees would have a significant deleterious effect on the neighbourhood. No reasons are given for this drastic felling plan. 					

Assessment

The s.211 notification is for the removal of three cherry trees and a maple tree, and a crown reduction of a birch tree.

All five trees are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area.

The three cherry trees are small and young. They are not afforded the space they require in the long term. The maple tree has been pruned poorly historically and is of low amenity value. These trees form the understory around larger older trees.

The birch tree is young and tolerates the proposed crown reduction.

Justification for the proposed works is not a validation requirement of s.211 notifications.

The council does not object to the proposed works.