

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/09/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2023/3138/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Basement Flat 16 Chalcot Road London NW1 8LL							
<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 Cherry (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>07</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The council received one consultation response:</p> <ul style="list-style-type: none"> <li>You wrote to owners of properties 16, 17 &amp; 18 Chalcot Road but you did not include my property no 15 Chalcot Road which is next door to no 16 which is the property the application is about. Please advise why. I cannot support the removal of said Cherry Tree from no 16, indeed it overhangs my garden at no 15 and we love it! Please advise why this one small tree is needed to be removed when the two other trees in the garden of no 16 are not mentioned in the Application and indeed are extremely tall and bulky.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the removal of a cherry tree from the rear garden of a residential property that is situated within the Primrose Hill Conservation Area.

The small, young cherry tree is of low visibility from the public realm. The tree is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is not considered to be a noteworthy example of its species and is not of a rare species. The tree is of no known cultural or historical significance.

The tree is in extreme close proximity to structures and is not afforded the space it requires to achieve its potential.

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

Consultation letters were sent to properties at 15, 16 and 17 Chalcot Road and 2 Egbert Street.

The council does not object to the proposed works.