

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/09/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2023/3272/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 - 2 34 Fitzjohn's Avenue London NW3 5NB							
<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 Japanese Maple (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>19</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received one consultation response, see below.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The Belsize Society submitted the following objection: <ul style="list-style-type: none"> <li>For The Belsize Society: the Maple is an attractive, mature tree, highly visible from the street. It would be preferable to carry out a substantial pruning of the tree instead of felling.</li> </ul>					

## Assessment

The s.211 notification is for the removal of a maple tree from the front garden of residential property that is situated within the Fitzjohns Netherhall Conservation Area.

The Japanese maple tree is growing in extreme close proximity to a retain wall that forms the perimeter of a light well. The tree in this position is not considered to be sustainable in the long-term. Unfortunately the tree was planted in an inappropriate location.

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.