

<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			2023/3260/T	
<b>Application Address</b>			<b>Drawing Numbers</b>	
136 Haverstock Hill London NW3 2AY				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>FRONT GARDEN: 1 x False Acacia (T4) - Fell to near ground level and treat stump to inhibit regrowth.</p> <p>1 x Mixed spp. hedgerow group of Rose, Pittosporum, Holly &amp; Bay (HG1) - Reduce height to 2m and cut back sides to leave no wider than 1m. Trim thereafter on an annual cycle to maintain at broadly reduced dimensions.</p>				
<b>Recommendation(s):</b>		Part grant, part refuse 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> *Please Specify	<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> <li>This False Acacia is a fine mature tree, highly visible from the street and for a considerable distance up and down Haverstock Hill. It has significant amenity value and the Council should consider granting it TPO status. According to the MWA Report, the structural significance of the damage is categorised as 'slight.' It is acknowledged by all parties that the damage was exacerbated by the exceptionally hot, dry summer of 2022. Pyle Construction's letter of 10.01.23 recommends "a scheme of monitoring including both crack width and accurate level monitoring." It appears that monitoring has commenced but has not yet completed so it would be premature to prejudge the outcome and remove such an important tree just in case. The tree appears in need of pruning and a programme of pruning should be undertaken to see if this is effective in solving the problem: removal should be the last resort. Consideration should also be given to the use of a root barrier.</li> </ul>					

## Assessment

The s.211 notification is for the removal of a Robinia (false Acacia) tree and pruning of a shrub group in the front garden of a residential property that is situated within the Parkhill Conservation Area. The documents submitted with the notification alleged that the trees are contributing to property damage at the same address.

The mature Robinia tree is highly visible from the public realm and is considered to provide a high level of amenity to the public. The tree contributes to the character and appearance of the conservation area. The tree appears to be in at least fair condition and to have a significant safe useful life expectancy.

The documents submitted with the notification allege that the tree is contributing to property damage. However, no level and/or crack monitoring data has been included. As such, it has not been demonstrated that the movement is seasonal and therefore likely to be vegetation-related.

The proposed pruning works to the shrub group is considered minor in nature.

It is recommended that the notification be part granted (mixed species hedgerow group) and part refused (false Acacia).