

Delegated Report		Analysis sheet		Expiry Date:		25/09/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/3340/T			
Application Address				Drawing Numbers			
2 Park Village East London NW1 7PX							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Sycamore (T2) -. Lift to provide statutory clearance over footpath (3m) and road (6m). 1 x Ash (T3) - Fell to ground level. 1 x Ash (T4) - Fell to ground level. 1 x Ash (T5) - Lift to provide 3m clearance over footpath. Reduce remaining canopy by 3m height and spread.							
Recommendation(s):		No objection to notification of intended works to tree(s) in a conservation.					
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	02	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response: <ul style="list-style-type: none"> These works will add to the safety of pedestrians and vehicles. The property is located on a blind corner and overhanging trees make the corner even more dangerous. Permission should be granted. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		None received.					

Assessment

The s.211 notification is for the removal of two ash trees (T3, T4) and pruning works to another ash tree and a sycamore tree (T2, T5) in the garden of a residential property that is situated within the Regent's Park Conservation Area.

The trees in question are highly visible from the public realm and contribute to the character and appearance of the conservation area. The trees provide a valuable function of combating air pollution in an area of high airborne particulate pollution due to the frequent local traffic congestion. The trees on site are situated in a sunken residential garden. The trees collectively form one cohesive mass which is a significant landscape feature, particularly given the setting.

T3 and T4 are both mature ash trees. Both trees are displaying signs of *Hymenoscyphus fraxineus*, ash dieback. In addition to the dieback, both trees have areas of decay/necrosis on the lower stem, visible when looking down into the sunken garden from street level. These two factors are considered to significantly reduce the safe, useful life expectancy of both trees. As such it is not expedient for the council to serve a tree preservation order to object to the proposed works.

The pruning works proposed to T2 are considered minor in nature and are not considered to be harmful to the amenity the trees provide or the character and appearance of the conservation area. The proposed works to T5 are considered appropriate and proportionate and not to be harmful to the character and appearance of the conservation area.

The council received one consultation response which is in support of the proposed works.

The council does not object to the proposed works.