

Delegated Report		Analysis sheet		Expiry Date:	01/09/2023
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2023/2335/T		
Application Address			Drawing Numbers		
Maygrove Walk Maygrove Road London NW6 2EP					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
IN AREA BESIDE MAYGROVE ROAD: 1 x Fraxinus excelsior (T17) - Lift crown to 4m. 1 x Populus nigra 'Italica' (T16) - Crown reduction by 25%, 6m. 1 x Betula pendula (T20) - Fell to ground level. 1 x Quercus rubra (T18) - Lift crown to 4m. 1 x Betula pendula (T29) - Fell to ground level. 1 x Acer pseudoplatanus (T37) - Fell to ground level. 1 x Carpinus betulus (T44) - Lift crown to 3.5m. 1 x Populus tremula (T48) - Reduce crown by 30%, 3m.					
Recommendation(s):		Approve application for works to tree(s) covered by a TPO			
Application Type:		Application for Works to Tree(s) covered by a TPO			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	01	No. of responses	04	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	<p>The council received four consultation responses which are summarised below:</p> <ul style="list-style-type: none"> • The works will be detrimental to our road. • The trees provide privacy. • The trees help to combat air pollution. • Removing trees for housing is reprehensible. • The developers want the trees pruned to provide views. • Some trees are recorded as touching the building, which they aren't. • We were told the trees were to be protected from development. • Some trees were pruned by the developer. • There was no consultation on these works. • I object to losing so much of the canopy. • These trees are protected. • I worried trees in this area are slowly disappearing. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	None received.					

Assessment

The TPO tree works application is for the removal of three trees and the pruning of six trees. The trees are covered by a woodland TPO. The site is not situated within a conservation area.

The site is a narrow strip of wooded land running parallel with Maygrove Road, adjacent to the highway. The neighbouring site to the north is under development.

The trees on site are highly visible from the public realm and provide a high level of amenity to the public. The trees collectively form a significant landscape feature and contribute to the character and appearance of the area.

The application originally included works to trees as because the trees were touching buildings. This was found not to be the case and these elements were removed from the proposals.

The breakdown of the proposed works, with justification, is as follows:

Fraxinus excelsior (T17) - Lift crown to 4m. Low branch obstruction over the footpath and highway.

Populus nigra 'Italica' (T16) - Crown reduction by 25%, 6m. Advanced decay at base.

Betula pendula (T20) - Fell to ground level. Dead tree.

Quercus rubra (T18) - Lift crown to 4m. Low branch obstruction over the footpath and highway.

Betula pendula (T29) - Fell to ground level. Dead tree.

Acer pseudoplatanus (T37) - Fell to ground level. Dead tree.

1 x *Carpinus betulus* (T44) - Lift crown to 3.5m. Low branches obstructing the footpath.

1 x *Populus tremula* (T48) - Reduce crown by 30%, 3m. Alleged tree root damage on the other side of Maygrove Road. The documents submitted show the presence of poplar roots close to the site of damage and cyclical movement which is likely to be vegetation related.

The justification for the proposed works is considered robust.

Consultation letters were sent to residents in neighbouring properties and comments could be submitted online. The works are not required as a result of the neighbouring development and the application was not submitted by the developer.

A replacement planting plan has been included with the submission. The replacement trees are considered to mitigate the loss of those trees proposed for removal.

The application is recommended for approval.