

Delegated Report		Analysis sheet		Expiry Date:		08/09/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/3085/T			
Application Address				Drawing Numbers			
Flat A 44 Ferncroft Avenue London NW3 7PE							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Leyland Cypress (T1) - Fell to ground level and grind out. 1 x Cherry (T3) - Fell to ground level and grind out stump. 1 x Magnolia (T4) - Fell to ground level and grind out stump. 1 x Apple (T8) - Fell to ground level and grind out stump.							
Recommendation(s):		No objection to notification of intended works to tree(s) in a conservation area.					
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	19	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response which is summarised below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC submitted the following objection: <ul style="list-style-type: none"> HCAAC Objects to the proposed fellings. No information given by the Applicant; No reason conceived for such a cull. Please refuse consent. 					

Assessment

The s.211 notification is for the removal of a Leyland cypress, a Magnolia, a cherry tree and an apple trees. All four trees are within the rear garden of a residential property that is situated within the Redington Froggnal Conservation Area.

The trees proposed for removal are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area.

The Leyland cypress as a non-native conifer is of low biodiversity value. The Magnolia, cherry and apple are small trees which are subservient to the larger neighbouring trees.

None of the trees are considered to be noteworthy examples of their species and none are of a rare or unusual species. The trees are of no known cultural or historical significance.

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

It is not expedient for the council to serve a tree preservation order to protect the trees.

The council does not object to the proposed works.