

Delegated Report		Analysis sheet	Expiry Date:	23/10/2023
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2023/3750/T	
Application Address			Drawing Numbers	
49 Dartmouth Park Hill London NW5 1JD				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
REAR GARDEN: 1 x Conifer (T1) - Fell to ground level.				
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	24	No. of responses	03	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The council received three supports for the approval of the notification:</p> <ul style="list-style-type: none"> • I have no objection to this application. The branches of the Conifer overhang the party wall, described in the application as the retaining wall' between the Applicant's property and the neighbouring property at 47 Dqartmouth Park Hill. The extent of the overhang is such that the branches cause the security lights on the wall of the property at 47 Dartmouth Park Hill to be activated 24 hours per day. This problem can be resolved by the felling of the Conifer to ground, which will also solve the issue of light being blocked on the lower gorund floor flats at 47Dartmouth Park Hill. • It does appear that the root system has damaged the wall which separates the garden from our back garage area. That said, it would be good if another tree or shrub could be planted in its place, one that would not present a risk to the wall nor grow to a height that obscures our view or those of some of our Crest View neighbours (as the leylandii did before it was heavily pruned), and which would help preserve and encourage local eco-diversity. • I wholly support the proposal to fell the conifer to the ground. The size, nature and proximity of the tree has caused problems for the adjacent property (47 Dartmouth Park Hill) for some years. It is causing the party wall to crack - this in part because the garden level at No. 49 Dartmouth Park Hill is higher than that at No. 47. The light-blocking mass of the tree affects both our security lighting on that wall (causing it to come on during the daytime) and limits the availability of daylight within the lower flats at No. 47 					
CAAC/Local groups* comments: *Please Specify	None received.					

Assessment

The s.211 notification is for the removal of a cypress tree from the rear garden of a residential property that is situated within the Dartmouth Park Conservation Area.

The cypress is visible from the public realm from Laurier Road to some degree. The tree contributes to the character and appearance of the conservation area and provide a low level of amenity to the public. However, the tree is growing in extreme close proximity to a retaining wall and causing it to be damaged.

The tree has been poorly pruned historically and has had one side, the side visible from the public realm, pruned back beyond live growth. This will not grow back.

As a non-native conifer the tree is of low biodiversity value. The tree is not a noteworthy example of its species. The tree is of no known cultural or historic value and is not of a rare species.

Three letter of support were submitted to the council and no objections.

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.