

Delegated Report		Analysis sheet		Expiry Date:	16/10/2023
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2023/3652/T		
Application Address			Drawing Numbers		
Flat A 37 Leverton Street London NW5 2PE					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
REAR GARDEN: Row of 3 x Cypress (GRP1) - Reduce height by up to 3m to form a hedge for screen. 1 x Apple (T1) - Fell to ground level. 2 x Cypress (GRP2) - Fell to ground level.					
Recommendation(s):		No objection 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	06	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>The council received one consultation response summarised as:</p> <ul style="list-style-type: none"> • I live in a property that backs on to 37a Leverton Street. • I have spent money cutting back to the overhanging material. • The pruning will cause disruption to my property and could cause debris to land on my patio • I will therefore need a written guarantee that both the height reduction and the felling work will include provision that: <ul style="list-style-type: none"> - All necessary steps are taken to minimise damage and disruption to my property whilst the work is being carried out, including the garden wall. - All debris that falls into my property and on my side of the adjoining wall is fully removed and that my property is restored to its original state, at no cost or inconvenience to me. - That any damage that occurs to my property and the adjoining wall is the responsibility of the owner of 37 Leverton Street. • I would also like to know why this work is deemed necessary at this juncture, as the trees in question have not been in place for many years. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	None received.					

Assessment

The s.211 notification is for the removal of an apple tree and two cypress trees, and a reduction in height of a further group of cypress trees in the rear garden of a residential property that is situated within the Kentish Town Conservation Area.

The small apple tree is engulfed in ivy and is of low visibility from the public realm and does not significantly contribute to the character and appearance of the conservation area.

The cypress trees appear to be lapsed hedge that have grown in to a row of trees which are not afforded the space they require in order to achieve their potential. The group of cypress trees to be removed are of poor form, have been pruned poorly historically and are too densely planted for the long term. The pruning of the other group of cypress trees at the rear boundary is not considered harmful to the character and appearance of the conservation area.

Any interaction between the land owner and residents neighbouring properties is a private matter between landowners. The council will not arbitrate in neighbourly disputes.

The trees are not considered to significantly contribute to the character and appearance of the conservation area. None of the trees are considered to be noteworthy examples of their species. The trees are not of a rare species or are of any known cultural or historic value.

The council does not object to the proposed works.