

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/3590/T

Application Address

34 Queen's Grove, London NW8 6HN

Proposal(s)**FRONT GARDEN:**

1 x Horse Chestnut (T2) - Re-pollard at previous higher pruning points by removing approx. 1.5m of new growth. Leaving finished height of approx. 10m and a spread of 5m tip to tip.

REAR GARDEN:

1 x Pine (T3) - Fell to ground level.

1 x Silver Maple (T4) - Re-pollard to previous pruning points, removing approx. 4m of new growth.

Recommendation(s):

Part grant, part refuse works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations**Adjoining Occupiers:**

No. notified

3

No. of responses

0

No. of objections

0**Summary of consultation responses:**

None

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The s.211 notification is to conduct works at a private residence on Queen's Grove, situated within the St John's Wood Conservation Area. The proposed works consist of:

FRONT GARDEN:

1 x Horse Chestnut – Pruning back to previous points of reduction.

REAR GARDEN:

1 x Pine – Fell to ground level.

1 x Silver Maple – Pruning back to previous points of reduction.

Rear garden – proposed removal of Pine tree

The reason for the proposed removal of the Pine tree is due to its implication in the displacement of paving slabs in the rear garden, causing a trip hazard. The applicant has provided a photo of the disruption to the paved area to support the removal.

The semi-mature Pine tree is highly visible from the public realm with visibility from Queen's Grove, Woronzow Road and Norfolk Road. The tree contributes to the verdant character and appearance of the conservation area. The tree provides a high-level of amenity to the public.

The tree appears to be in at least fair physiological condition and is a noteworthy example of its species. The tree forms a significant part of the group of trees in the rear garden of 34 Queen's Grove, especially as it is an evergreen species which continues to provide canopy cover and colour during the winter months when the majority of vegetation on the street is out of leaf. It is a relatively narrow, medium-sized canopy species, particularly suited to this type of location and offers significant habitat provision while helping to mitigate the effects of climate change. The tree is far from achieving its ultimate size and form, and the level of public amenity it provides will increase over time.

The damage attributed to the Pine tree is not considered significant enough to justify the loss of the tree, and that an engineering solution could be found to mitigate the issue.

The council objects to the proposed removal of the Pine tree, and it is recommended that a tree preservation order be served to protect the amenity the tree provides and to help preserve the character and appearance of the conservation area.

Other works

Also included in the proposed works are pruning works to a Horse Chestnut tree in the front garden and a Silver Maple tree in the rear garden.

These are considered minor in nature, are repeat works not considered to be harmful to the amenity the tree(s) provide and are appropriate and proportionate.

The council does not object these elements of the proposed works.