

Delegated Report		Analysis sheet		Expiry Date:		17/10/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/3670/T			
Application Address				Drawing Numbers			
196 Goldhurst Terrace London NW6 3HN							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Ash sp. (T1) - Cut back overhanging branches (into rear of 192) by up to 2m to suitable pruning points.							
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	01	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received two consultation responses: <ul style="list-style-type: none"> Support: Could I please request that permission be given to do the same (cut back overhanging branches by 3m to suitable pruning points)) over my back garden at 188 Goldhurst Terrace. *This ASH tree is covered by a T.P.O (Tree preservation order) *Exactly HOW MANY BRANCHES are proposed to be cut? * These lower branches are part of the tree's shape. *We would like MS. FACHDEV to employ our tree surgeons (BARTLETT TREE EXPERTS) to do the work. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for a crown reduction of an ash tree in the rear garden of a residential property that is situated within the South Hampstead Conservation Area.

This large, mature ash tree contributes to the character and appearance of the conservation area. The tree appears to be in at least fair condition and has been pruned historically.

The proposed works involve reducing the element of the crown that overhangs 192 Goldhurst Terrace, a neighbouring property to the west. The originally proposed works for a 3m reduction but following negotiations with the agent this was reduced to up to 2m.

The works are not considered harmful to the amenity the tree provides or the character and appearance of the conservation area.

Under common law a land owner is within their rights to prune overhanging vegetation back to the boundary, with or without the permission of the owner(s).

The tree is not subject to a tree preservation order.

The council or tree owner(s) has no powers to control who undertakes the works.

The council does not object to the proposed works.