

Delegated Report		Analysis sheet	Expiry Date:	14/11/2023
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Nick Bell		2023/4151/T		
Application Address		Drawing Numbers		
Land at the rear of 50 Belsize Park Gardens London NW3 4ND				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
AREA TO REAR OF BACK GARDEN: 2 x Leyland Cypress (T7 &T8) - Fell to ground level and grind out stumps.				
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	62	No. of responses	15	No. of objections	14
			No. electronic	00		
Summary of consultation responses:	<p>The council received 15 consultation responses which are summarised below:</p> <p>Objections:</p> <ul style="list-style-type: none"> • The trees are healthy • No reasons for their removal has been given • The trees were to be protected as part of planning permission 2022/3470/P. • NW3 is referred to as leafy • The works are unnecessary • All works should respect existing trees • They matter. They are important. In fact they are vital. They are trees. Beloved ones. Please consider carefully the feelings of their neighbors • These trees are an integral part of the lush a varied treescape that provides a communal view for 100+ residents. • These evergreen trees provide privacy, screening and shade. • The trees contribute to the biodiversity and wildlife of the conversation area. • The trees do not affect the development site and are subject to tree protection measures according to the Applicant's own Arboriculturalist report. • Local residents will be very disappointed if they were removed. • The trees help uplift my mental health. <p>Support:</p> <p>They are highly dangerous and now falling down. The current assessment and photography is outdated and I believe does not show their current condition, nor the fact they have already partially collapsed onto an adjoining plot on a scale it would cause a danger to life. I am supportive of their removal as it appears that it what is required (as we have been advised by our tree surgeon) to make our own garden safe for our family.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	None received.					

Assessment

The s.211 notification is for the removal of two Leyland cypress trees from within a plot adjacent to the rear of 50 Belsize Park Gardens.

The two cypress trees are of minimal visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area.

The trees are non-native conifers which are of low biodiversity value. This species is of large ultimate size, is extremely fast growing and is far from achieving its ultimate size and form. Leyland cypresses do not tolerate pruning well and are not well-suited to plots/gardens in inner London in the long term.

The trees are not considered to be noteworthy examples of their species and are of no known cultural or historic value. The trees are not of a rare species.

The trees provide some degree of habitat potential and likely provide some degree of screening function between properties, however this is not considered robust enough justification for the council to serve a tree preservation order in accordance with the Planning Practice Guidance on tree preservation orders as part of the NPPF that local authorities follow when assessing trees.

The retention of the trees in a development with planning permission does not automatically make the trees suitable for a tree preservation order. 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.