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|--|--|---|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 16/11/2023 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Nick Bell | | | | 2023/4257/T | | | |
| Application Address | | | | Drawing Numbers | | | |
| 11 Redington Road London NW3 7QX | | | | | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| <p>REAR GARDEN: 1 x Walnut (T1) - Fell to ground level. 3 x Beech (T2 - T4) - Crown reduction of approx. 3m on all aspects. Thin crowns by 20%.</p> | | | | | | | |
| 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 | 13 | No. of responses | 01 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | <p>The council received one consultation response:</p> <ul style="list-style-type: none"> I am writing on behalf of few neighbouring property owners. We vehemently object to the proposed felling of the walnut tree in the rear garden of this property. The planning application photos are inconclusive; we require that a full report of the condition of this tree should be undertaken by a professional arboricultural officer to ascertain if the proposals outweigh the harm of felling this walnut tree on the green aspect of surrounding /adjoining properties. In any circumstance; and in accordance to 'Redington Frogna! Neighbourhood plan' ; we understand planning officers should request at least two similar (in size and Height) fruit trees as replacement if approved. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | None received. | | | | | |

Assessment

The s.211 notification is for the removal of a walnut tree and reduction and thinning works to a group of beech trees in the rear garden of a residential property that is situated within the Redington Froggal Conservation Area.

The beech trees appear to have been reduced historically and are growing in extreme close proximity to each other, which has affected their form. The proposed pruning works are not considered to be harmful to the amenity the trees provide or the character and appearance of the conservation area.

The walnut tree has an area of necrosis and associated decay on the stem from ground level to approx. 700mm up the stem. This is considered to significantly reduce the safe useful life expectancy of the tree to the point that it is not expedient for the council to serve a tree preservation order to protect it. The degree of decay is such that the photo submitted is sufficient, a detailed arb. report is not required to aid the decision making process.

When determining s.211 notifications, the council has no powers to add conditions relating to replacement planting or otherwise.

The council does not object to the proposed works.