

# Delegated Report

## Officer

Liam Vincent

## Application Number(s)

2023/4256/T

## Application Address

74 Rochester Place, London NW1 9JX

## Proposal(s)

FRONT GARDEN: 1 x Sycamore (T1) - Fell to ground level.

## 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**

## Consultations

### Adjoining Occupiers:

No. notified

**16**

No. of responses

**1**

No. of objections

**0**

### Summary of consultation responses:

One comment was received, summarised as follows:  
*'Is there a reason to cut down yet another tree? Unless this poses any material risk, please preserve it.'*

### CAAC/Local groups\* comments:

\*Please Specify

None received.

## Assessment

The S.211 notification is to carry out the removal of a semi-mature Sycamore tree within the front garden of a private residence on Rochester Place, situated within the Rochester Conservation Area.

The base of the tree is very close to the adjacent residential building, meaning that this broad spreading, dome crowned species tree is unlikely to reach its full growth potential. The canopy also extends over an electricity substation, which represents a safety / operational threat to this critical infrastructure.

Additionally, the tree is of poor structural form, with a tight V-shaped union. This presents a high-risk of structural failure as the tree develops.

The tree is considered to be in an unsustainable location.

As the tree is not of unusual, rare species or any known cultural or historic value and is not an exemplary specimen, it is not expedient for the Council to serve a TPO.

The council does not object to the proposed works