

Delegated Report

Officer

Liam Vincent

Application Number(s)

2024/0363/T

Application AddressFlat Ground Floor 16 Downside Crescent, London NW3
2AP**Proposal(s)**

REAR GARDEN: 1 x Pine (T1) - Fell to ground level.

Recommendation(s):

No Objection to Works to Tree(s) in CA

Application Type:

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

Consultations**Adjoining Occupiers:**

No. notified

14

No. of responses

3

No. of objections

3**Summary of consultation responses:**

The council received three responses, which can be summarised as follows:

- Tree is tall, very beautiful, quite unique and it is attracting a lot of birds
- It is part of a green corridor between Lawn Road and Downside Crescent,
- It creates privacy
- Removing it would set an unwanted precedent for other trees in the vicinity to be removed

CAAC/Local groups* comments:

*Please Specify

None received.

Assessment

A s.211 notification has been received to carry out works to a tree in the rear garden of a residential property that is situated within the Parkhill Conservation Area.

The proposed works are to remove a Pine tree. The reasons given for the tree's removal are:

- Outgrowing location in proximity to adjacent boundary wall structures
- supressing garden and blocking light
- unsuitable for pruning due to species
- signs of dieback

In response to the objections received, the tree is of minimal visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The tree is not of a rare species. The lower and mid crown are showing signs of significant die-back - this defect and the resulting decline in vitality represent a poor physiological condition and reduction in the safe useful life expectancy of the tree.

Each notification or application for tree works is assessed upon its own merits.

The tree is of no known cultural or historical value.

The tree is not subject to a tree preservation order.

It is not expedient for the Council to serve a tree preservation order to protect the tree.

The Council does not object to the proposed works.