

Delegated Report		Analysis sheet		Expiry Date:		16/05/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/1324/T			
Application Address				Drawing Numbers			
16 Downside Crescent London NW3 2AP							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Conifer (T1) - Fell to ground level. 1 x Pittosporum (T2) - Fell to ground level. 1 x Hawthorn (T3) - Fell to ground level. 1 x Conifer (T4) - 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					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	08	No. of objections	08
				No. electronic	00		
Summary of consultation responses:		The council received eight objections to the proposed works which are summarised below: <ul style="list-style-type: none"> The tree provide screening The trees form part of a green corridor No replacement trees are proposed There is no reason to fell the trees It important to keep conservation areas green The area is precious for wildlife The trees could be pruned instead 					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Belsize Society submitted the following objection: <ul style="list-style-type: none"> We object to the removal of three trees to the rear of 16 Downside Crescent. Felling these three trees at once will break the green corridor between Downside Crescent and Lawn Road. Such green corridors are very important to the area in mitigating air and noise pollution and in providing a haven for birds and other wildlife. As well as affording some privacy to local residents, these trees contribute to the leafy character of the conservation area. 					

Assessment

The s.211 notification is for the removal of a cypress tree, a dwarf cypress tree, a hawthorn tree and a Pittosporum tree.

The 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 provide a low level of amenity to the public.

None of trees in question are considered to be noteworthy examples of their species and none are of a rare species. No trees proposed for removal are of any known historical or cultural significance. The Pittosporum and two conifers are non-native and of low biodiversity value.

The trees likely provide some degree of screening between properties but this is not considered to be robust enough justification for the council to serve a tree preservation order to object to the works.

It is likely the trees could be pruned instead of full removal but this is not robust enough justification for the council to serve a tree preservation order to object to the works.

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

It is not expedient for the council to serve a tree preservation order. The council does not object to the proposed works.