

Delegated Report		Analysis sheet		Expiry Date:		18/06/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/1597/T			
Application Address				Drawing Numbers			
Gardnor House Gardnor Road London NW3 1HA							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(TPO REF: H13-T100 1957) REAR GARDEN: 1 x Holm Oak (T1) - Reduce crown on south side by up to 2m.							
Recommendation(s):		Refuse application for works to tree(s) covered by a TPO.					
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	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 have concerns that the requested 2m prune will compromise the symmetry, balance and stability of this tree. The tree is of major landscape value to occupants of the five roads coalescing at its location, and to Hampstead more broadly. As a separate point, even a 2m prune will not solve the problem that the applicant describes themselves as facing. The tree's canopy will still overhang the balcony and pigeons (and many other species) will still use it as a home. On the basis of both compromise to the tree, and lack of evidence for benefit, I do not think this pruning proposal should proceed. However, I suggest the involvement of Vicki Harding, Tree Officer for the Heath & Hampstead Society. Vicki is a sensible, measured and immensely knowledgeable individual who could provide useful insight here. I have highlighted the application to Vicki. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The TPO tree works application is for crown reduction works to a holm oak tree. The tree is within the rear garden of a residential property that is situated within the Hampstead Conservation Area. The application has been submitted by a resident in a neighbouring property.

The application tree is a large, mature holm oak tree that is highly visible from the public realm. The tree provides a high degree of amenity to the public and significantly contributes to the character and appearance of the conservation area. The tree appears to be in at least fair health physiologically with an even and densely foliated crown as is typical for this species. The high value of the tree is increased further by its strategic position at the junction of Flask Walk, Well Walk, Willow Road, Gayton Road and New End Square, at what is an important location in the Hampstead Conservation Area.

The proposed works are to reduce the south side of the crown, the justification for which is to attempt to reduce the amount of bird droppings on a terrace at a neighbouring property of which the tree overhangs. However, the area of the crown proposed for reduction works is not directly over the terrace. It is not clear to the council how removing material from the tree which is not over the terrace is likely to result in a reduction of bird droppings landing on the terrace. Pruning one side of the crown is likely to result in a visually unbalanced crown which is considered harmful to the amenity this high value tree provides.

The owner of the tree has objected to the proposed works. Since this application was submitted, the owner of the tree has submitted a TPO tree works application for pruning works to the whole crown, app. ref. 2024/1630/T dated 25/04/2024 which has been approved. A holistic approach to crown management is considered preferable to high value trees rather than targeting only some areas of the crown for what are considered non-essential works.

For these reasons it is recommended that the application be refused to protect the amenity the tree provides.