

Delegated Report		Analysis sheet		Expiry Date:		27/06/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/1929/T			
Application Address				Drawing Numbers			
72 Patshull Road London NW5 2LD							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 6 x Leyland Cypress (H1) - 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	08	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received one objection to the proposed works:</p> <ul style="list-style-type: none"> Please do not fell trees, consider pollarding and pruning to reduce impact while preserving the trees' biological value. As a conservation area in the middle of a polluted, high traffic neighbourhood, we need to preserve trees unless they pose a risk to safety. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Bartholomew Estate and Kentish Town CAAC submitted the following consultation response:</p> <ul style="list-style-type: none"> Bartholomew Estate and Kentish Town CAAC agree to the felling of the Leyland Cypress as they do grow very large. But insist that the householder replace the felled trees with at least 2 smaller trees to maintain the green aspect of the garden and because of the environmental benefit of trees 					

Assessment

The s.211 notification is for the removal of six Leyland cypress tree from the rear garden of a residential property that situated within the Bartholomew Estate Conservation Area.

The Leyland cypresses are of minimal visibility from the public realm and are not considered to significant contribute to the character and appearance of the conservation area. This is a fast growing species of a large ultimate size which does not tolerate pruning well. Leyland cypress trees are not well suited to small residential rear gardens in urban areas.

The trees are not considered to be noteworthy examples of their species and not of a rare species. The tree sare of no known cultural or historic value and are of a non-native species of low biodiversity value.

The trees do provide some degree of habitat and help to combat climate change as do all trees but in accordance with the Planning Practice Guidance on tree preservation orders this is not considered robust enough justification for a TPO to be served.

The council has no powers to add conditions of any kind, relating to replacement planting or otherwise, when determining s.211 notifications.

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

The council does not object to the proposed works.