

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/07/2024	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2024/2015/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 Park Village West London NW1 4AE							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
FRONT GARDEN: 1 x Turkey Oak (T24) - Fell to ground level.							
<b>Recommendation(s):</b>		No objection to notification of intended works to tree(s) in a conservation area.					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	11	No. of responses	01	No. of objections	01
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>The council received one consultation response:</p> <ul style="list-style-type: none"> <li>This is a magnificent tree, unusual in this area, and a rich habitat for wildlife - a pair of thrushes usually nest in it.* There may be some rot in the trunk but this is not a convincing reason for felling it. The likelihood that such an otherwise strong and healthy tree would fall onto the house is surely very small. I note that in an application for tree work at 10 Park Village West made as recently as January 2023 - 2023/0086/T - nothing as drastic as felling is proposed, though a 'possible compromised stem' is mentioned.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the removal of a turkey oak tree from the front garden of a residential property that is situated within the Regents Park Conservation Area. The property is grade II listed.

The large, early mature turkey oak is highly visible from the public realm and contributes to the character and appearance of the conservation area. The tree provides a high level of amenity to the public and compliments the setting of the grade II listed building. The tree has been reduced historically.

The documents submitted with the notification allege that the tree is in a potentially hazardous condition due to internal decay in the stem in conjunction with canker on the stem. There is an open cavity on the stem into which a 400mm probe can be inserted. A PICUS assessment has been undertaken as has a Residril. Both decay detection methods found internal decay.

The tree has been reduced heavily historically. The degree of additional crown reduction required to allow for the tree to be retained with an acceptable level of risk would remove the majority of the amenity the tree provides; not much of the branch network would remain. Had the tree not be previously reduced its possible pruning as opposed to felling would be a viable long-term option.

The habitat the tree provides is not considered robust enough justification for the council to object to the works in accordance with the Planning Practice Guidance provided to local authorities on TPOs as part of the NPPF.

As such it is considered that the tree has reached the end of its useful life. It is not expedient for the council to serve a TPO to protect the tree.

The council does not object to the proposed works.