

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		02/07/2024	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2024/2040/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
26 John Street London WC1N 2BW							
<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 Magnolia grandiflora (T1) - Fell to ground level.							
<b>Recommendation(s):</b>		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	<b>03</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The council received one consultation response:</p> <ul style="list-style-type: none"> <li>I support the application to fell the tree. A magnolia grandiflora can grow to 90ft and is a completely inappropriate tree for a very small paved front basement area of a terraced house. As the immediate next door neighbour, we are concerned that the tree could cause damage.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the removal of an evergreen Magnolia tree from within the front lightwell of a Grade II listed building situated within the Bloomsbury Conservation Area.

The Magnolia tree is highly visible from the public realm and is considered to significantly contribute to the character and appearance of the conservation area. The tree contributes to the streetscene and is visible from John Street, Northington Street, and Roger Street.

The tree appears to be in at least fair condition physiologically with an even and densely foliated crown, typical of this species.

The tree provides habitat potential and helps to combat climate change in an area of Camden with poor air quality.

The tree could be pruned to manage its size. No justification has been included with the submission to explain why it should be removed.

It is recommended that a tree preservation order be served to protect the amenity the tree provides and the character and appearance of the conservation area.

The council objects to the proposed works.