

Delegated Report		Analysis sheet		Expiry Date:		12/07/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/2195/T			
Application Address				Drawing Numbers			
275 Eversholt Street London NW1 1BA							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Tree of Heaven (T1) - 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	21	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>The council received two consultation responses which are summarised as:</p> <ul style="list-style-type: none"> • The tree provides a valuable screening function both visually and in terms of noise reduction. • It is important to protect the environment. • Removal of the tree could result in heave. • The tree is appreciated by residents. • The tree helps to reduce air pollution. • Previous applications to remove the tree were refused. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notice is for the removal of a *Ailanthus altissima* (tree of heaven) from the rear garden of a residential property that is situated within the Camden Town Conservation Area.

This fast growing, large multi-stemmed *Ailanthus* is growing in a small rear garden and is highly likely to be self-sown. While this does not automatically devalue a tree, in this instance it has resulted in the tree growing in a position which is unsustainable in the long term. The tree is far from achieving its ultimate girth and is already in contact with structures in what is an extremely narrow rear garden.

The tree is of minimal visibility from the public realm and is not considered to significantly contribute to the character and appearance of the public realm. The tree is not considered to be a noteworthy examples of its species and is not of a rare species. The tree is of no known cultural or historical value.

The tree provides screening between properties, habitat potential and helps to combat climate changes, however in accordance with the Planning Practice Guidance on tree preservation orders as part of the NPPF these are not robust enough reasons for the council to serve a tree preservation order given the other factors referred to.

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

The council does not object to the proposed works.