

S211 Notification

9 The Mount Square, London, NW3 6SY

This document has been prepared to accompany and form the basis of a notification to carry out work to trees within a designated conservation area, in accordance with Section 211 of the Town and Country Planning Act 1990. It is to be considered as a formal notification to carry out the prescribed works detailed within.

Tree survey data

I carried out a site visit on Tuesday 30 July 2024. The information collected has been used to produce the table below. The location of the tree is shown on the Tree Survey Plan submitted with the notification.

Tree No.	Species	Height [m] x Trunk Ø [mm]	Canopy Spread [m]	Life stage	Comments
T1	Apple	5 x 175	N 2.25 E 2 S 2.5 W 4.25	Mature	Heavily leaning trunk. Moderately affected by Woolly Aphid. Subtle juvenile fruiting bodies of <i>Phellinus pomaceus</i> on principal branches. Slightly sparse canopy but with clear reduction in vigour. Visible from The Mount Square, but without making a significant contribution to public amenity. Extensive opportunity for enhancement through replacement planting.

Discussion

The subject tree is located within a courtyard setting, and is planted within a raised brick planter. The stem leans heavily to the west, likely as a result of historical suppression and restriction caused by the boundary walls.

The tree shows a sparse leaf density compared with healthy examples of the genus and close inspection of the shoots reveals that it is affected by Woolly Aphid, though this is not generally conducive to tree mortality. However, the tree also displays juvenile fruiting bodies of the wood decay fungi *Phellinus pomaceus* (Cushion Fungus), which can contribute to a decline in vitality and branch failure when at an advanced stage of decay. The tree is therefore a poor quality specimen with limited prospects.

The tree is visible from the Market Square. However, with the exception of a single narrow view from Heath Street to the east, where the tree makes little contribution to public amenity, it is not visible from the surrounding publicly accessible areas. Accordingly, whilst located within The Hampstead Conservation Area, it is not of sufficient quality or prominence to be afforded statutory protection by a Tree Preservation Order.

Whilst no immediate action is required on risk-mitigation grounds, the removal of the tree would present an opportunity for replacement tree planting and thus, an enhancement to the conservation area once the new tree has established. The client has expressed a desire for an evergreen species to reduce annual leaf fall and accordingly, an evergreen magnolia would be a suitable replacement. This would provide simultaneous benefit and further enhancement to the conservation area by providing attractive flowers.

Photograph 1: (below left), showing the leaning trunk and general context; and

Photograph 2: (below right), showing juvenile *P. pomaceus* fruiting bodies on the underside of a branch.



Photograph 3: (below left), showing 'fluff' caused by aphid secretion; and

Photograph 4: (below right), showing the tree following removal of small shrubs around its base.



Photograph 5: (below left), showing the visibility of the tree from The Market Square; and

Photograph 6: (below right), showing the very limited contribution in views from Heath Street.



Conclusions

- The tree is of limited quality and potential;
- It is not therefore of sufficient quality, potential or landscape prominence to merit individual protection by a TPO; and
- Its removal and replacement with an appropriate species would lead to enhancements to the surrounding areas of The Hampstead Conservation Area.

Recommendations

- Fell to ground level and dig/grub out resulting stump; and
- Replace with at least 1no. evergreen magnolia or similar species.