

# Delegated Report

<b>Officer</b>		<b>Application Number(s)</b>					
Liam Vincent		2024/2772/T					
<b>Application Address</b>							
1 Wadham Gardens NW3 3DN							
<b>Proposal(s)</b>							
SIDE GARDEN: 1 x Hawthorn (T5) - Fell to ground level FRONT GARDEN: 1 x English Oak (T7) - 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>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>8</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
<b>Summary of consultation responses:</b>		The Council did not receive any responses for the proposed works.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>Belsize CAAC submitted responded as follows:</p> <ul style="list-style-type: none"> <li><i>The application to remove the only two trees along the Elsworthy Rd, Wadham Gardens boundary of 1 Wadham Gardens should be resisted. Despite the fine street plane trees, these private garden trees are an asset to an important corner site of the Elsworthy Conservation Area. Both trees would be appreciated far more were they not completely covered in ivy which makes them hard to identify at present. Removal of the ivy would greatly benefit both trees.</i></li> </ul>					

## Assessment

The S.211 notification is to remove two trees (A Hawthorn – T5 and an Oak – T7) from the front / side garden areas of a private residence on Wadham Gardens, which falls within the Elsworthy Conservation Area.

Both trees are highly visible in the street scene and make a positive contribution to the appearance and character of the conservation area.

The reasons for proposed removals are given as:

- T5 - fell due to decay at base / low live crown ratio / tip dieback
- T7 - fell due to poor long term position growing in raised bed on boundary

During the assessment process it was requested that supporting evidence to quantify the decay at the base of T5 was provided. The agent replied that '*whilst there is some decay to the stem of the hawthorn the principal reason for its removal is its rather moribund vitality. As you'll see from the photos, it is engulfed with ivy with almost no hawthorn foliage visible.*'

During a site visit, it was found that:

- T5 does have a large amount of Ivy in the crown, giving the impression that the tree is in worse condition than it seems. However, there is also a significant amount of live crown growth and the tree's form appeared to be in at least reasonable condition.

- T7 is growing within a group on the property boundary, and is in an unsustainable location.

From negotiation with the agent, it has been agreed that T5 will be withdrawn from the s211, have the Ivy removed and will be re-assessed in 6 months time. If the trees condition is of low vigour then a further s211 can be submitted to re-address the future of the tree.

As T7 is in an unsustainable location (on the edge of a raised bed and unlikely to be able to reach mature size without significant damage to the property), it would not be expedient to TPO the tree. The Council does not object to the proposed removal of this tree.