

Delegated Report		Analysis sheet		Expiry Date:	23/08/2024
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2024/2900/T		
Application Address			Drawing Numbers		
Flat A 17 Lyndhurst Road London NW3 5NL					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
REAR GARDEN: 1 x Ash (T3) – Crown reduce to most recent previous points of reduction.					
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	06	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>The council received three consultation responses:</p> <ul style="list-style-type: none"> • We reside in the top floor flat at 18 Lyndhurst Road, which adjoins 17 Lyndhurst Road. We asked the owners of the tree (Genesis Housing Trust) to cut the tree back. During periods of strong or gale-force winds, the upper branches of the tree strike our balcony (see attached video footage), potentially causing damage. Our only concern with the tree remaining is the tree trunk is situated in close proximity to both houses of 17 and 18 Lyndhurst Road, thereby posing a significant risk of subsidence. Ideally we would like to see regular tree lopping, say every 3 years, to avoid any damage to our property. • We are in a conservation area, and it is important to retain the integrity of our local environment. The tree is healthy and has provided shade and important habitat for local birds and animals - including squirrels, blackbirds, long tailed tits, blue tits and great tits, robins, pigeons and wrens for several years. I, myself, have seen them frequently on the tree and in the garden, since I moved in next door to 18 Lyndhurst Road 2011. It is in the interest of the local area, as there are not many mature trees on the block and it contributes considerably to the character. It is easily seen from Lyndhurst Gardens. It provides shelter and shade and helps improve privacy and temperature for neighbours in an urban area. The tree has been pruned over the years, so as to not become a problem for the neighbouring houses. Notting Hill Genesis have managed the tree in an excellent manner for over a decade so that it does not damage local buildings or the wall to which it lies against. Their reason for felling it is because it is too large, but the tree is precisely the same size it has been for over 13 years since I have been here. Additionally, the complaint about the ivy is irrelevant as the ivy could still be in the garden without the tree. There does not seem to be an adequate reason to fell it now, unless because the new tenant does not look after the garden, or for financial reasons, that Notting Hill Genesis no longer want to manage the tree. I do not believe these are adequate reasons to fell this mature tree, and hope that you will refuse this planning application as it serves no benefit to the community and local environment. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> • We object to the felling of this tree. It is an attractive mature ash tree, clearly visible from Lyndhurst Gardens, and which makes a contribution to the character of the conservation area. A TPO should be considered. 					

Assessment

The s.211 notice was for the removal of an ash tree from the rear garden of a residential property that is situated within the Fitzjohns Netherhall Conservation Area.

This mature ash tree is highly visible from the public realm from Lyndhurst Gardens and contributes to the character and appearance of the conservation area. The tree has been maintained by crown reduction.

The original proposal was to remove the tree. However, the agent has since revised the proposed works to crown reduction to the most recent previous points.

The revised works are considered not to be harmful to the amenity the tree provides or the character and appearance of the conservation area. The works are inline with previous submissions.

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.