

Delegated Report						
Officer			Application Number(s)			
Liam Vincent			2024/3755/T			
Application Address						
10 Pilgrim's Lane NW3 1SL						
Proposal(s)						
REAR GARDEN: Group of Bay Trees (G1) - Reduce lateral and sub lateral growth overhanging No.8 Pilgrims Lane, back to as near to boundary approx. 3m - 3.25m. Reduce heights by approx. 2.25m.						
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				
Consultations						
Adjoining Occupiers:		No. notified	1	No. of responses	1	No. of objections
Summary of consultation responses:		<p>The Council received one response to the proposed works:</p> <ul style="list-style-type: none"> <li>• <i>These 3 bay trees have their trunks inside our property</i></li> <li>• <i>We do not, under any circumstances, give permission to the applicant to trim any parts of the trees that are directly above our property or our fence. We do not give consent in any circumstances either to reduce the heights of the trees by "approx. 2.25m" that is above our property or our fence.</i></li> <li>• <i>I attach herewith a set of pictures taken inside our property that illustrate the site situation.</i></li> <li>• <i>We would like also to bring to your attention that the "sketch plan for: 8 Pilgrim's Lane" is inaccurate as to the location of "Q1: group of bay trees".</i></li> <li>• <i>Please refuse this application until such a time that the applicant has fully rectified the content of his application and also acknowledged and clarified the above matters.</i></li> </ul>				
CAAC/Local groups* comments: <small>*Please Specify</small>		None received.				

## Assessment

The s.211 notification is to prune a group of Bay trees (G1) back to the boundary of the applicant's rear garden and to reduce their height. The trees are growing in the rear garden of the neighbouring property, which is remove a private residence on Pilgrim's Lane, which is within the Hampstead Conservation Area.

The reasons for the proposed works are:

*G1: Control encroachment/General maintenance.*

G1 is not readily visible from a public place.

G1 is not of a rare species and from photographic evidence submitted by the owner, are not considered a noteworthy example of their species.

The group is of no known cultural or historical significance.

Given these considerations, it would not be expedient to serve a TPO to object to the proposed pruning operations as is being requested by the objector.

Under Common Law, the overhanging branches of a tree in a conservation area can be removed back to the boundary only, but reductions in height can only be carried out with the permission of the owner, which must be sought by the applicant and/or their agent. This will be made clear within the decision notice to be sent to the applicant, the agent and a copy to the owner.

The Council does not object to the proposed works.