

Delegated Report		Analysis sheet		Expiry Date:		11/10/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/3672/T			
Application Address				Drawing Numbers			
Flat 1 28 Mornington Crescent London NW1 7RE							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
+++AMDDENDED DESCRIPTION+++ REAR GARDEN: 1 x Willow (T1) - Fell to stump level.							
Recommendation(s):		No objection to notification of intended works to tree(s) in 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	04	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received one consultation response which is in support of the proposed works:</p> <ul style="list-style-type: none"> I am the Leaseholder for Flat B Ground Floor, 27 Mornington Crescent, adjacent to No 28. Camden Council is the Freeholder. Much against both my politics and my wishes I want to ask for the whole willow tree to be felled. I have serious and very active cracks and movement in my back kitchen extension and the paving slabs at my back door are lifting. I have had a report written by an engineer/surveyor and he confirmed my suspicion that the roots of the willow tree will be causing this damage. Unfortunately he has now disappeared and has not sent me his report. I attach photos of the cracks – they have expanded a lot this spring/summer; the lifting paving stones – this has started this summer; and a photo from my kitchen roof showing the extent to which the willow tree reaches in to my garden. 					
CAACs/Local groups:		None received.					

Assessment

The s.211 notice is for the removal of a contorted willow tree from the rear garden of a residential property that is situated within the Camden Town Conservation Area.

The willow tree is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area.

The tree was poorly pruned historically which has adversely affected its form. The tree is not considered to be a noteworthy example of its species and is not of a rare species. The tree is of no known cultural or historic value.

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

The council does not object to the proposed works.