

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/10/2024	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2024/3992/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 England's Lane London NW3 4YA							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>FRONT GARDEN: 2 x Robinia (T1 &amp; T2) - Reduce back to most recent previous points of reduction.  1 x Robinia (T3) - Fell to ground level.</p>							
<b>Recommendation(s):</b>		No objection to notification of intended works to trees in a conservation area.					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received one consultation response, see below.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> <li>Whilst set further back from England's Lane than the other two fine mature trees (T1 &amp; T2), T3 is also an attractive tree in a highly visible position and makes a positive visual contribution to the street scene. Felling would result in a loss of amenity and therefore should be the very last resort. Pruning is put forward as an alternative to felling so this option should be adopted.</li> </ul>					

## Assessment

The s.211 notice is for crown reductions of two Robinia trees (T1 and T2) and the removal of one Robinia (T3) from the front garden of a residential property that is situated within the Belsize Park Conservation Area.

T3 is visible from the public realm and contributes to the character and appearance of the conservation area to some degree. However, the tree is in extreme close proximity to the side elevation of the property. The tree has been repeatedly pruned heavily to prevent it from making contact with the property, this has resulted in a one-sided tree with minimal branching framework in poor 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.

T1 and T2 are large, more prominent and of higher value than T3. Both trees have been managed with cyclical repeat crown reduction. The proposed crown reductions were to establish new reduction points at 1m beyond the existing points. This would be harmful to the amenity the trees provide and the long-term health of the trees. This was explained to the applicant who agreed to a lesser pruning specification. As such, the proposed works to T1 and T2 have been amended to "crown reduce to most recent previous points of reduction", which are repeat works.

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.