

Delegated Report		Analysis sheet		Expiry Date:		18/12/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/4634/T			
Application Address				Drawing Numbers			
10 Langland Gardens London NW3 6PR							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(TPO REF: 6H-T90) FRONT GARDEN: 1 x Pine (T1) - Fell to ground level. (TPO REF: 6H- T87) 1 x Pine (T2) - Fell to ground level.							
Recommendation(s):		Refuse application to works to tree(s) covered by a TPO.					
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response: <ul style="list-style-type: none"> These are beautiful mature trees, at least seventy years old and clearly visible from right at the bottom of the road. They add to the streetscape. They are some of the few large evergreen trees on the road and provide many pine cones for wildlife as well as providing shelter for birds and other arboreal animals. Removing two of the three large trees completely and reducing the third is surely too drastic a measure. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The TPO tree works application is for the removal of two black pine trees from the communal front garden of a residential property that is situated within the Redington Frognal Conservation Area.

The two large, mature pine trees are highly visible from the public realm and significantly contribute to the character and appearance of the conservation area. The trees provide a high level of amenity to the public and contribute to the streetscene. The trees appear to be in at least fair physiological condition with a significant life expectancy.

The two application trees form half of a group of four black pine trees. The trees have value individually and as a group; the group forms a significant landscape feature. The trees provide habitat potential, help to combat climate change and are drought.

In reference to Langland Gardens the Redington Frognal Conservation Area Character Appraisal and Management Plan 2022, section 4.17 states:

“Mature trees are in a property at the corner with Lichfield Gardens (sic), with smaller trees in some other gardens.”

10 Langland Gardens is a property at the corner with Lindfield Gardens.

The documents submitted with the application state that the removal of the tree are required to allow for the repair of the surface of the driveway which has fallen in to a state of disrepair. It is considered likely there is a design and/or engineering solution that allows for the repair of the surface without felling the trees. No other options appear to have been explored.

The loss of amenity the removal of the trees would result in would be harmful to the character and appearance of the conservation area.

It is recommended that the application be refused.