

# Delegated Report

Officer	Application Number(s)	Application Address
Liam Vincent	2024/5682/T	26 Bartholomew Villas NW5 2LL

## Proposal(s)

FRONT GARDEN: 1 x Magnolia (T1) - Fell to ground level.

<b>Recommendation(s):</b>	<b>Object to notification of intended works to tree(s) in a conservation area.</b>
<b>Application Type:</b>	<b>Notification of Intended Works to Tree(s) in a Conservation Area</b>

## Consultations

Adjoining Occupiers:	No. notified	13	No. of responses	6	No. of objections	5
<b>Summary of consultation responses:</b>	The Council received five responses to the proposed works which can be viewed as on the Council web page <a href="https://accountforms.camden.gov.uk/planning-search/">https://accountforms.camden.gov.uk/planning-search/</a> and entering the planning application reference 2024/5682/T					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	None received					

## Assessment

The s.211 notification is to remove one Magnolia tree (T1) in the front garden of a private residence on Bartholomew Villas, which is within the Bartholomew Estate conservation area.

The reason for the intended removal of T1 is that *'the tree has grown too large and is blocking light from our front rooms and hitting the windows. Leaf and petal fall is causing a slipping hazard for passers-by.'*

This medium (>6m tall) tree is of healthy appearance, with a largely balanced crown, is highly visible from Bartholomew Villas and Lawford Road.

- The tree makes a positive contribution to the leafy, verdant character of the conservation area, providing a rich natural habitat, softening the visible appearance of the built structures surrounding it, with a vibrant canopy when in leaf of large green leaves and vivid pink flowers.
- The proposed removal will significantly reduce the amenity that the tree provides. The tree has well-established crown reduction points, and appears managed in this way for many years.
- Leaf and flower petals are a seasonal nuisance easily remedied.
- The deciduous canopy blocking light and contact with the building can be remedied through management of the retained tree, as has been the case historically.

The reasons for removal are not robust enough to justify the proposed removal of the tree.

The Council objects to the proposed removal of the Magnolia tree as this will have a significant and negative impact upon the local landscape. It is recommended that a Tree Preservation Order be served to protect the amenity the tree provides and the character and appearance of the conservation area.