

Delegated Report

Officer	Application Number(s)	Application Address
Liam Vincent	2025/0402/T	Weeping Ash, Oak Hill Park NW3 7LP

Proposal(s)

FRONT ADJACENT TO MAIN GARAGES:

1 x Sycamore (T1) - Remove partially severed and hung branches throughout crown. Remove low epicormic growth to crown break. Raise crown by approx. 2m over roof by means of removing the lowest limb growing northward which over hangs the garages.

1 x Leaning tree (T2) - Fell to ground level.

2 x Mature Hollies (G2) - Reduce crown by approx. 2m - 3m. Remove dead wood.

REAR GARDEN:

Mixed species hedge/tree line Holly and Laurel (G3) - Reduce height by up to approx. 3m - 4m. Reduce lateral and sub lateral growth, growing eastward towards the house by approx. 1.5m.

1 x Weeping Ash (T4) - Reduce two main limbs by approx. 3.5m back to viable strong growth points.

1 x Leyland Cypress (T5) - Fell to ground level.

1 x Thuja (T6) - Fell to ground level.

Group of Laurels (G4L) - Reduce by up to approx. 2.5m to re-shape. Reduce lateral and sub lateral growth over the garden by approx. 1.5m.

Recommendation(s):	<u>No objection</u> 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	25	No. of responses	2	No. of objections	2
Summary of consultation responses:	<p>The s211 notification received one response objecting to the intended works. This is summarised as follows: 'already been a large number of trees felled in this property and the adjoining one...there is no real description of the work planned to reduce foliage between this property and adjoining properties, such as my families. This is important for privacy and noise reduction.'</p>					
CAAC/Local groups* comments: *Please Specify	<p>Redington Frogna! Neighbourhood Forum submitted two responses:</p> <ul style="list-style-type: none"> Any loss of mature trees which provide habitat for wildlife is regrettable. The need for maintenance is recognised, but should not be undertaken during the nesting season. It is very welcome that the applicant is intending to replace some of the lost habitat. The Neighbourhood Forum would like to request that all felled trees and shrubs are replaced with native species providing a high value to wildlife. This might include trees and shrubs that are characteristic of the two Conservation Areas, such as oak, hawthorn, holly and ivy. Trees and vegetation are of particular importance in this location, as Weeping Ash is sited in an area with much underground water, as seen at: https://www.redfrogforum.org/underground-rivers/ Having now checked the history of intent to fell notifications over the past years, it is very concerning that three mature forest trees have been lost: two poplars and a sycamore (2013/2095/T, 2021/2580/T and 2021/3282/T). The Neighbourhood Forum would like to suggest that the current works should include the replacement of two of the previously felled poplars. They would be ideal for helping to address surface water runoff in such a wet area, in addition to providing valuable wildlife habitat. In the light of this history, its would be appreciated if the previous comment could be amended to an objection . 					

Assessment

The s.211 notification is to remove three trees and carry out maintenance pruning to four individual and two groups of trees in the grounds of a private residence on Oak Hill Park, NW3. This is located within the Hampstead conservation area.

There are a large number of mature trees on and around the property, and much of it is not viewable from a public place.

A comment from the Redington Frogna! Neighbourhood Forum cites three previous applications where removals were involved. These are:

- 2013/2095/T – intended removal was for the Weeping Ash which did not take place, as this is the tree identified as 'T4' in the current application. T4 is being retained in the current application.
- 2021/2580/T – 5-day notice to remove (fell) Sycamore tree that was in terminal decline. Photos are viewable online as part of the application: ([Camden Council: Planning: Case file](#))
- 2021/3282/T – 5-day notice to remove (fell) Poplar where the base was structurally compromised (decay). Photos are viewable online as part of the application: ([Camden Council: Planning: Case file](#))

The current proposals are to remove a leaning Holly tree (T2), a large Leyland Cypress (T5), and a Thuja (T6).

T2 is of poor form and leaning significantly in a photo submitted as supporting evidence.

T5 is growing close to the rear of the property in an unsustainable location and proposed to for replacement as part of a landscaping project.

- The trees are for the most part not visible from a public place.
- The trees are not known to be of any cultural or historical importance.
- The trees are not of a rare or unusual species.
- The trees are not exemplary of their species.
- The Council cannot insist upon other works.
- Replacement trees cannot be secured via a s211 notification, though the applicant is proposing to replant.

The Council can either object to intended works and serve a TPO, or make no objection.

For the reasons stated above, it is not expedient to serve Tree Preservation Orders to object to the proposed works.

The Council does not object to the proposed works.