

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	21/04/2025
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Nick Bell			2025/1042/T		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Regents Park The Outer Circle London NW1 4RY					
<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>EASTERN AREA ABOVE WATER MAIN: 1 x Cockspur Thorn (T73) - Fell to ground level.  1 x Ash (T1), 2 x Red Maples (T2 &amp; T3), 1 x Sycamore (T4), 2 x London Plans (T5 &amp; T6), 1 x Oak (T27), 1 x Lime (T29), 1 x Ash (T47), 2 x Cappadocian Maples (T49 &amp; T50), 1 x Horse Chestnut (T51) , 2 x American Elms (T83 &amp; T84), 1 x Londo Plane (T85), 4 x Red Horse Chestnuts (T95 - T98), 1 x London Plane (T99), 2 x Red Horse Chestnuts (T100 &amp; T101), 1 x Weeping Willow (T102), 2 x London Planes (T118 &amp; T119), 1 x Prunus sp. (T122), 1 x Beech (T124) &amp; 1 x Hawthorn (G9) -  Pruning works in accordance with report MH9496 dated February 2025.</p>					
<b>Recommendation(s):</b>		No objection to notification of intended works to tree(s) in a conservation area.			
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The Council received three consultation responses which are summerised below:</p> <ul style="list-style-type: none"> <li>It is an offence to destroy or interfere with birds nests. I am a qualified English lawyer but I would be reluctant to take legal action against Camden council - I very much hope NO nests and wildlife are going to be harmed in this application or that you will wait until the end of Summer August 31 / September to prune or cut trees.</li> <li>this tree is probably as old as the Zoo and remains in beautiful health in spring summer this tree is an absolute delight...and predates Thames water considerably...This tree is rare one other only remaining...I understand the complex car park land arrangements but all parties must prevent this loss...between HS2 &amp; Thames water the local community has sacrificed enough ecology in the contestable aim of progress. I am but one individual, however, the Zoo, the Royal Parks and the ' friends of RP' can surely save just one beautiful and venerable tree.</li> <li>I believe I am correct that ZSL CarPark and adjoining land that contains tree 03332 is owned, and is part of the Regents Park estate.</li> <li>The Zoo Car Park and adjoining land fundamentally remains part of the Royal park which is on indefinite loan to ZSL?If so, why is Camden CC involved?.surely permission should be sought from the Regents Park board along with the rationale for the felling of tree 03332...on the Regents Park estate? Permissions for ZSL's water feed may well be another matter involving Thames Water and Camden CC?I have lived here over 40 years...so may I politely suggest your estimate of tree 03332's age and quality may be incorrect and requires independent verification.</li> </ul>					
CAAC/Local groups* comments: *Please Specify	<p>Regent's Park CAAC submitted the following comment:</p> <ol style="list-style-type: none"> <li>The RPCAAC has no objection to the proposed loss of one tree, the Cockspur thorn, subject to the following:</li> <li>The RPCAAC notes that this section of the land between the Outer Circle and Prince Albert Road was the route of the Regent's Canal until drained and filled during the London Blitz and after. In it's earlier form it constituted a 'wooded valley' admired by John Nash himself. The mix of trees on the site is significant in the history of the Park and its surroundings, and it is important that the felled tree is replaced, as suggested, by two trees, of suitable type in terms of the local ecology.</li> <li>The RPCAAC is very concerned that no work be permitted to trees, and associated shrubs, during the breeding and nesting season of birds. We would expect any consents to reference the legal protection of birds especially while breeding and nesting.</li> </ol>					

## Assessment

The s.211 notice is for the removal of one cockspur thorn tree and pruning of various trees. The works are required to facilitate the proposed installation and upgrade to the mains water pipe, affiliated infrastructure and ancillaries stretching the entire length of The Regent's Park. This area of the park falls within Camden.

The notification has been submitted on behalf of a statutory undertaker which is carrying out the works to the mains water pipe. This means the works are exempt from the requirement for a s.211 notice to be submitted to the Council in accordance with section 14(1)(a)(ii) of the Town and Country Planning 1990 (as amended)

The Council has no powers to control the timing of tree works in terms of seasonality or the manner in which they are undertaken when determining s.211 notices. In accordance with the Wildlife and Countryside Act 1990 it is an offence to intentionally or recklessly disturb a nesting bird or animal. There will be an informative added to the decision notice which states that the Council's decision does permit breaching with the Wildlife and Countryside Act. Failure to comply with this legislation would be police matter.

The Council has been notified of the proposed works in accordance with s.211 of the Town and Country Planning 1990 (as amended). The Council is not the applicant, agent and will not be undertaking the proposed works.

The Council has no powers to add conditions of any kind relating to replacement planting or otherwise when determining s.211 notices.

It is not expedient for the Council to serve a tree preservation order due to the statutory undertaker exemption.

The Council does not object to the proposed works.