

Delegated Report

Officer	Application Number(s)	Application Address
Liam Vincent	2025/1714/T	47A Netherhall Gardens NW3 5RJ

Proposal(s)

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

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	17	No. of responses	1	No. of objections	1
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Summary of consultation responses:	The notification of intended works did not receive any response from consultation.
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CAAC/Local groups* comments: <small>*Please Specify</small>	<ul style="list-style-type: none">For the Belsize Society: <i>We object to the felling of this tall, mature tree, which is highly visible from Netherhall Gardens. It appears to be in good health and very unlikely to collapse in the foreseeable future. Mature trees form an important part of the heritage of the Conservation Area and should only be felled as a last resort, when all other options have been explored.</i>
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Assessment

The s.211 notification is to remove ('Fell to ground level') a Whitebeam tree in the front garden of a private residence on Netherhall Gardens, which is within the Fitzjohns Netherhall conservation area.

The tree is a mature specimen, c.7m tall on the western border / boundary, shared with neighbouring property 'Orchard Corner'. The tree can be seen from Netherhall Gardens and is leaning significantly towards the adjacent property. A site visit has found that although the tree does not appear to be in imminent danger of failing (falling) across the boundary into the neighbouring property, the lean has passed 45 degrees from upright, and is now leaning on the boundary line fence. The ground in which the tree is rooted is a steep soil bank, with a retaining wall at the bottom. The tree has also been significantly reduced in the past, and continued maintenance is likely to require further and more invasive heavy pruning, to further reduce the top-heavy 'lever-arm' effect of the tree in the ground. A likely outcome of this scenario is a reasonable doubt as to the future stability of the tree.

Further crown reduction will only reduce the already limited visual amenity that the tree adds to the character of the conservation area, thereby further reducing the expediency of objecting to the intended removal and bringing the tree under the protection of a Tree Preservation Order.

The tree is neither exemplary of its species, nor known to be of any cultural or historical importance. There are other larger trees in the front gardens surrounding this tree which offer longer term visual amenity without the need for severe crown reduction or the possibility of unpredictable failure.

While it is regrettable to lose any tree, due to the reasons stated above it is not expedient to serve a TPO in this instance.

The Council does not object to the intended works.