

Delegated Report		Analysis sheet		Expiry Date:		20/07/2015	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
James Remmington				2015/2320/T			
Application Address				Drawing Numbers			
1 Frogna London NW3 6AL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(TPO REF C1023) FRONT GARDEN: 1 x Lime - Lift crown by removing small trunk shoots and minor branches up to the start of the main crown at approximately 6m. Thin crown by 15-20% 1 x Beech - Reduce back to former pruning points to reduce lateral spread of the crown by 2.5 - 3m							
Recommendation(s):		Part Granted/Refused					
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The trees are located in the front garden of 1 Frognal which is a residential dwelling. The majority of the front garden is hardstanding. The Trees are visible from Frognal, Hampstead Gate, Finchley Road and Netherhall Way. The site is located adjacent to the Redington/Frognal Conservation Area (sub-area 8).

Relevant History

TP9806710 - Reduction works to one Beech in front garden - Decision date 15/09/1998

Relevant policies

LDF Core Strategy and Development Policies

The relevant policies to this proposal are CS5, CS13, CS 15, DP24 and DP25 of The London Borough of Camden Local Development Framework which was formally adopted on the 8th November 2010.

The relevant supporting guidance document is Camden Planning Guidance, September 2013, No 1 Design: Chapter 6 refers to trees.

Assessment

The works to the Lime are considered to be in line with the previous management of the tree, and minor in nature. It is not considered that the proposed works will be damaging to the tree itself or detrimental to the character of the area. The Council does not wish to object to the proposed works.

Beech is not a particularly tolerant species to pruning, and the only previous record of work to the Beech dates from 1998, so the proposed works represent the removal of up to 17 years of growth, and much of the current canopy. This will have a significant impact on the appearance of the tree, and therefore its amenity value. It has not been demonstrated to the council's satisfaction that the tree will recover from this pruning and reform an attractive and functional canopy.

The proposed works are therefore considered excessive and harmful, both to the health of the tree and to the visual amenity the trees provide

It is recommended that the application be refused to protect the visual amenity the tree provides and to preserve the character of the area