

Delegated Report		Analysis sheet		Expiry Date:		17/02/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Alex Hutson				2012/0340/T			
Application Address				Drawing Numbers			
35 Netherhall Gardens London NW3 5RL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Cherry - Fell to ground level.							
Recommendation(s):		No objection					
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	27	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		Neighbour objections on grounds of loss of visual amenity and harm to the character of the streetscape and conservation area.					
CAAC/Local groups* comments: *Please Specify		[Click here and type]					

Site Description

[Click here and type]

Relevant History

[Click here and type]

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The tree is located in the front garden and is around 14-15 metres in height with a dbh of around 400mm. It contributes to the character of the streetscape, though there are a large number of other trees present along this stretch of road, including a street tree near to the property.

The tree has a large root which is growing beneath the gate pier and below the access route to the property. As a result this is causing damage to both. If the root were removed, the tree may well become destabilised and would be open to infection. If left in situ, the root is likely to cause further damage as it expands. It would be difficult to rebuild the damaged structures around the root.

The tree is causing direct damage to structures and the presence of other trees will mitigate its loss within the streetscape. As the tree is a mature specimen, it is also likely to have a safe useful life expectancy of less than 20 years, given the species. For these reasons, it is considered that serving a TPO on the tree would not be prudent. It is recommended an informative is added recommending a replacement tree is planted.