

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/12/2016	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2016/5842/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
162 Goldhurst Terrace London NW6 3HP							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
REAR GARDEN: 1 x Ash - Fell by sectional takedown 2 x Limes - Reduce height and lateral spread by 2m, remove trunk and basal growth 1 x Common Plum - Fell to ground level							
<b>Recommendation(s):</b>							
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>20</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The Council received one objection which can be summarised as: <ul style="list-style-type: none"> <li>• South Hampstead is special as it is very green</li> <li>• A TPO should be served to protect the ash tree</li> <li>• The ash tree provides privacy</li> <li>• The ash tree forms part of a green corridor</li> <li>• Many trees and hedges have been removed from the area over the past two decades</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					

## Site Description

## Relevant History

## Relevant policies

### LDF Core Strategy and Development Policies

## Assessment

The ash tree is within in the rear garden of residential property situated within the South Hampstead Conservation area. The notification proposes the felling of a medium sized ash tree, T3 and a small plum tree, T5 and pruning two medium sized lime trees, T4.

The lime trees have been pruned historic and the work proposed in this notification are line with the previous works.

The plum tree, T5 is a small tree considered to a poor example of its species. It is of low visibility from the public realm and is not considered to significantly contribute to the character of this part of the conservation area.

The ash tree, T3 is likely to be self-seeded. While this does not by default devalue the tree, in this instance it led to the tree growing close proximity to the boundary wall. T3 has a major structural defect, a large inclusion extending from approx. 500mm to 2.5m in height with dual leaders of similar diameters. This is considered to significantly reduce the safe, useful life expectancy of the tree, as such it is not considered expedient for The Council to serve a tree preservation order to protect the tree.

The Council does not wish to object to the proposed works.