

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	12/06/2017
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Nick Bell			2017/2444/T		
<b>Application Address</b>			<b>Drawing Numbers</b>		
157 Gloucester Avenue London NW1 8LA					
<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 Plane - Remove					
<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>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>23</b>	No. of responses	<b>05</b>	No. of objections	<b>05</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The Council received 5 objections which can be summarised as:</p> <p>Objection 1:</p> <ul style="list-style-type: none"> <li>• I am totally against the removal of the tree</li> <li>• I am concerned about the subsidence repercussion on all the neighbouring houses</li> </ul> <p>Objection 2:</p> <ul style="list-style-type: none"> <li>• I enjoy this tree, we need more trees</li> <li>• The affected properties could be underpinned</li> <li>• Once the tree is destroyed it cannot be put back</li> </ul> <p>Objection 3:</p> <ul style="list-style-type: none"> <li>• I strongly object to the removal of this tree</li> <li>• The tree provides clean air and beautiful aspect</li> <li>• Removal of the tree could cause subsidence</li> </ul> <p>Objection 4:</p> <ul style="list-style-type: none"> <li>• I oppose the removal of this tree</li> <li>• It is beautiful and is important to air quality</li> </ul> <p>Objection 5:</p> <ul style="list-style-type: none"> <li>• We do not want the tree to be removed as it provides privacy</li> <li>• Trees are important for the environment, local wildlife and air pollution</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 s.211 notification is for the removal of a London plane tree situated within the rear garden of a residential property that is located within the Primrose Hill Conservation Area. The notification has been submitted by an insurance provider due to alleged vegetation-related property damage at a nearby property.

The tree the notification relates to is medium-sized London plane tree approx. 10m in height. The tree is considered to be of poor form because of repeated, historic heavy pruning. A small section of the tree is visible in the distance from the public realm when looking north along the rear gardens of the south side of Gloucester Avenue from Fitzroy Road. As such, the public visibility of the tree is considered minimal, as is the degree of visual amenity the tree provides to the public.

The tree is not considered a good example of its species and is of no known rarity, cultural or historic value. The potential as an amenity is considered low as the tree has reached its ultimate form because of the pollarding that has taken place and the life stage the tree has reached.

The tree is considered to contribute to landscape to some degree in so far as the tree is visible from a number residential properties but it is not considered to significantly contribute to the character of this part of the conservation due to the low level of public visibility.

The removal of the tree cannot cause subsidence. There is a low risk that the removal of the tree will cause heave, which is the swelling of a volume of soil after tree removal until it finds a new equilibrium as moisture that a tree was removing remains in soil.

The tree provides some degree of screening between residential properties, habitat potential for nesting birds and animals and is likely to contribute to improving air quality. However, in line with current guidance these reasons are not considered robust enough justification for The Council to object to the notification. The proposed works are not considered detrimental to the character of this part of the conservation area. 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.