

Delegated Report		Analysis sheet		Expiry Date:		03/10/2017	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2017/4773/T			
Application Address				Drawing Numbers			
151 King Henry's Road London NW3 3RD							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Sycamore - Fell							
Recommendation(s):							
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	15	No. of responses	03	No. of objections	03
				No. electronic	00		
Summary of consultation responses:		<p>The Council received 3 objections to the notification which can be summarised as:</p> <ul style="list-style-type: none"> • The roots are likely to be going under my property, I am concerned that removing the tree adversely affect the foundations beneath our home • The tree is protected by a TPO • Who will be responsible for any property damage caused by the removal of the tree? • The owners should have been encouraged to maintain the tree • Will the owners be obliged to plant another mature tree? 					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

Relevant History

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The tree in question is a mature sycamore tree in the front garden of a residential property situated within the Elsworthy Conservation Area. The tree is highly visible from the public realm and is considered to contribute to the character of this part of the conservation area.

The tree has been pollarded historically and now has multiple large upright secondary stems emerging from the top of the main stem at approx. 2.5m above ground level. Beneath the pollard point there is a large cavity on the main stem with associated advanced decay at approx. 1.5m above ground level. The extent of the decay and the size of the cavity is such that it is not considered expedient for The Council to serve a tree preservation order (TPO) to protect the tree.

The tree is not subject to a tree preservation order.

The owner of the tree, not The Council, is responsible for the tree and any property damage it may cause.

If The Council elects not to object to a s.211 tree works notification it does not have the power to condition that a replacement tree is planted.

Heave occurs very rarely. Heave potential is not considered to justify The Council serving a TPO to protect the tree.

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