

# CONSULTATION SUMMARY

## Case reference number(s)

2017/4929/P

## Case Officer:

Charles Thuaire

## Application Address:

28 Belsize Lane  
London NW3 5AB

## Proposal(s)

Details of landscaping, boundaries and tree retention required by conditions 5 and 7 of planning permission ref 2010/3112/P dated 23/03/2011 (for Renewal of planning permission dated 29/4/2008 ref 2008/0285/P for the erection of a new 3 storey plus basement dwelling house with bronze cladding).

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	0	No. of objections	1
					No of comments	0
					No of support	

<p><b>Summary of representations</b></p> <p><i>(Officer response(s) in italics)</i></p>	<p>26 Belsize Lane neighbour objects-</p> <ol style="list-style-type: none"> <li>1. removal of trees T4 cherry and T6 small maple in rear garden for no reasons as they provide valuable screening;</li> <li>2. replacement of boundary fence between 26 and 28 as it belongs to 26 who do not consent to its removal.</li> </ol> <p><i>Officer response-</i></p> <ol style="list-style-type: none"> <li>1. The trees (T4 &amp; T6) proposed to be removed are category C of little amenity value and are not considered to significantly contribute to the character of this part of the conservation area and are of low visibility from the public realm. Both trees are not considered to be good examples of their species. It is acknowledged that T4 provides some degree of screening between properties but this not considered robust enough justification for a tree preservation order to be served in order to protect the tree. The removal</li> </ol>
-----------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

of T4 and T6 is not considered to cause significant harm to the character of this part of the conservation area. These 2 trees will be replaced by new ornamental trees/shrubs in line with proposed planting report

The landscaping is considered to be suitable for the site and to enhance the visual amenity and biodiversity of the site.

2. The landscape plan has been revised to show installation of new timber fence installed on 28's side to match height of existing fence.

**Recommendation:-**

**Grant approval of details**