

Delegated Report		Analysis sheet		Expiry Date:		22/02/2018	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2018/0158/T			
Application Address				Drawing Numbers			
Hampstead Hill Preparatory School Pond Street London NW3 2PP							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>WITHIN GROUNDS: 1 x Sycamore (T47) - Crown reduce east side of canopy to 8.5m from trunk & crown reduce south east side of canopy to 3.4m from trunk. 1 x London Plane (T48) - Crown reduce south east side of canopy to 5.7m from trunk & crown reduce south side of canopy to 5.7m from trunk All works as per arboricultural report submitted.</p>							
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	01	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		One objection was received which can be summarised as: <ul style="list-style-type: none"> It is not clear who the applicant is The applicant has no right to carry out the proposed works The consultation period is too short The proposed works would have a detrimental effect on amenity The council should serve a tree preservation order to protect the trees 					
CAAC/Local groups* comments: *Please Specify		None received					

Site Description

Relevant History

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The s.211 notification has been submitted on behalf of the Royal Free Hospital. The works are proposed in order to allow for access for machinery that is required to implement a scheme with full planning permission. The two trees, a large mature sycamore tree and a large mature London plane tree are located within the grounds of a private school that is situated within the Hampstead Conservation Area. The tree overhang both the highway (footpath) and into the Royal Free site. The applicant is not the owner of the trees.

Both trees are highly visible from the public realm and are considered to significantly contribute to the character of this part of the conservation area. Both trees appear to be in good condition both structurally and physiologically with a significant safe useful life expectancy.

The amount of material proposed to be removed is considered to be a small percentage of crown of either tree. The proposed pruning is not considered to adversely affect the visual amenity the trees provide.

London plane trees and sycamore trees are able to tolerate pruning well, the proposed works are not considered to be detrimental to the long-term health of the trees.

Ownership is not a material consideration when determining a s.211 notification. 21 days is the standard duration of consultation period in planning related matters that the council uses.

The proposed works are not considered to be harmful 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 object to the proposed works.

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