

# Delegated Report

**Officer**

Tom Little

**Application Number(s)**

2019/2155/T

**Application Address**2 Cannon Place  
London  
NW3 1EJ**Proposal(s)**

REAR GARDEN: 1 x Portuguese Laurel (T1) - Fell to ground level.  
1 x Yew (T2) - Fell to ground level.  
1 x Magnolia (T3) - Fell to ground level.  
1 x Viburnum (T4) - Fell to ground level.  
3 x Yew hedge (T5) - Multi stem - Fell to ground level.  
1 x Garrya (T6) - Fell to ground level.  
1 x Parrotia (T7) - Fell to ground level.

**Recommendation(s):****No Objection to Works to Tree(s) in CA****Application Type:****Notification of Intended Works to Tree(s) in a Conservation Area****Consultations****Adjoining Occupiers:**

No. notified

**7**

No. of responses

**7**

No. of objections

**7****Summary of consultation responses:**

1. High visibility from the public realm and positive contribution to the character of the conservation area.
2. Screening between the property and the street.
3. No planting scheme has been submitted.
4. Most of the species to be removed are indigenous to the heath and provide wild qualities that are so central to Hampstead Village.
5. The vegetation provides a habitat for a diverse wild life, including nesting of many birds.
6. Currently, the trees, shrubs and hedges appear healthy without any signs of disease.
7. It is clear that, even if the applicant puts forward a landscape proposal, it is far from certain that it would be implemented or could mitigate the damage to Hampstead Village's character.
8. The trees and shrubs are enjoyed as part of the art education and nature walks and sketching parties I organise with Christchurch Primary School and other schools in Camden.
9. They absorb pollution.

**CAAC/Local groups\* comments:**

\*Please Specify

1. Until now it has been agreed that the current garden design is appropriate for this prominent site.
2. The overgrown nature of the shrubs is part of their charm.
3. Wholesale clearance will impact on amenity and views.

## Assessment

The original notification included the removal of the whitebeam tree along this boundary. The retention of this tree was negotiated in exchange for the removal of the magnolia which is in poor condition with much brown foliage. It is considered that the whitebeam is the better of the two trees and that this is an acceptable outcome which will enable the whitebeam to mature into a better specimen.

It is accepted that the remaining shrubs and hedging are in keeping with the character of the area and make a positive contribution. However, there is no provision within the TPO legislation for the protection of shrubs and hedging.

The council does not wish to object.