

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	05/09/2019
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Nick Bell			2019/3827/T		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 1 28 Mornington Terrace London NW1 7RS					
<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 Lime (T4) - Fell to ground level.					
<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>22</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The council received one objection which can be summarised as:</p> <ul style="list-style-type: none"> <li>• The tree is over 200 years old</li> <li>• An extension at 55 Albert Street is unlawful and is on wholly inadequate foundations</li> <li>• The rainwater downpipe is not connecting to the sub-surface drainage system which may be causing problems</li> <li>• Investigations were not carried out in a timely manner</li> <li>• Removing the tree could cause heave</li> <li>• Pruning the tree has not been considered as an option</li> <li>• Removing the tree would lead to a significant loss of enjoyment</li> <li>• The tree helps to reduce air pollution</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	None received					

## Relevant policies

### LDF Core Strategy and Development Policies

## Assessment

The s.211 notification is for the removal of a lime tree from the rear garden of a residential property that is situated within the Camden Town Conservation Area.

The application has been submitted by a third party in response to alleged tree related property damage at another address.

The tree is of low visibility from the public realm and is not considered to significantly contribute to the character of this part of the conservation area. The tree does not contribute to the streetscape and provides a low level of amenity to the public

The tree is not considered to be a noteworthy example of its species and is not of a rare species. The tree is of no known cultural or historic value.

The proposed works are not considered to be detrimental to the character of this part of the conservation area.

For the reasons above it is not expedient for the council to serve a tree preservation order to protect the tree.

The documents submitted allege that the tree is contributing to damage at a different address. As the tree is not considered to be suitable for a tree preservation order, whether or not the tree is implicated in contributing to property damage has not formed part of the decision making process.

The council does not object to the proposed works.