

Delegated Report

Officer	Application Number(s)
Tom Little	2020/1413/T

Application Address	
91 Fitzjohn's Avenue London NW3 6NX	

Proposal(s)
REAR GARDEN: 1 x Pine - Fell to ground level.

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

Adjoining Occupiers:	No. notified	21	No. of responses	1	No. of objections	0
Summary of consultation responses:	None					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Heath and Hampstead Society - The canopy of this fast growing tree is clearly too large for the site - Bing Bird's Eye views tend to be about 10 years old. I am assuming though that it is a hybrid scots pine as its canopy is considerably denser and larger than the indigenous scots pine that is noted in the Hampstead Neighbourhood Plan as one of the tree species that defines our area (NE2 4.1), and grows successfully in Hampstead and on the Heath, even in very tight spaces such as here. It may be that not being entirely enclosed, hence more access to light, has encouraged more density too? In 2008 on Street View from Ellerdale Road this scots pine at 91 Fitzjohn's Ave looks rather thin in canopy beneath and behind its neighbour of 89A Fitzjohn's Ave the sycamore. Once the sycamore was felled the scots pine canopy is much better and it seems to have grown taller, thicker and faster in subsequent years.</p> <p>While I would support its removal, I would also urge the owners to replace it.</p> <p>I would, but the owners might not wish to risk another scots pine (this time not a hybrid!), but another more columnar tree on the boundary, or a carefully shaped holly or yew could work well. This would add immensely to the treescape of the Conservation Area as well as help reduce the quantity of groundwater running towards the site of the old conduit and eventually the east branch of the river Westbourne.</p>					

Assessment

The pine is visible from the street is a nice specimen providing visual amenity and making a positive contribution to the character of the conservation area.

The position in which the tree has grown is very close to the property, with branches within 1m of the bay window, and has the potential to become significantly larger. It is considered that the tree has reached a size where, if retained, it will require significant and regular pruning. This is not a species that copes well with pruning it is considered that it would be unreasonable to require its retention and that bringing it under the protection of a TPO would not be reasonable or expedient.