

Delegated Report

Officer

Tom Little

Application Number(s)

2020/1852/T & 2020/1853/T

Application Address111, 113 Priory Road
London
NW6 3NN**Proposal(s)**REAR GARDEN 111: 1 x pear tree - Fell to ground level.
REAR GARDEN 113: 2 x sycamore – 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

21

No. of responses

2

No. of objections

2**Summary of consultation responses:****CAAC/Local groups*****comments:**

*Please Specify

None

Assessment

As these trees are not protected by a TPO they were subject to a section 211 notification of intended works to trees in a conservation area, unlike a TPO application there is no requirement to give reasons for the proposed works and if reasons are given, they are not necessarily relevant to the outcome of the process. A section 211 notification gives the LPA six weeks to consider objecting to the proposed works. If the LPA wishes to object then it must serve a tree preservation order on the relevant trees. There are several criteria that must be considered when assessing the suitability of a tree for a TPO which can be broken down as follows (taken from the current planning practice guidance that LPAs use when assessing a tree):

Visibility

The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

In this case, the trees in question are not visible or have very low visibility from a public place, they are not considered to provide significant visual amenity to the public.

Individual, collective and wider impact

Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- *size and form;*
They are not particularly large trees and are not in any way noteworthy examples of their species. The Sycamores have poor form with features which may become structural defects as the trees grow such as tight forks.
- *future potential as an amenity;*
The trees are unlikely to grow to a size where they would become significantly visible from a public place over the buildings.
- *rarity, cultural or historic value;*
None of the trees is of a rare species or of any known cultural or historic value.
- *contribution to, and relationship with, the landscape;*
It is considered that the trees make a reasonable contribution to the landscape to the rear of the properties, however the lack of visibility from the public realm significantly reduces the weighting that this can be given when considering a TPO.
- *contribution to the character or appearance of a conservation area.*
The tree is considered to make a reasonably positive contribution to the character of the conservation area however this is limited to the rear gardens.

Other factors

Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.

The trees offer some benefits in terms of reducing pollution, absorbing CO2 and wildlife habitat however the current legislation does not put sufficient weight on to these factors to justify serving a TPO.

On balance, due to the lack of visibility it would not be expedient to bring these trees under the protection of a TPO.