

Analysis sheet

Expiry Date:

15/07/2020

N/A / attached

Expiry Date:

Officer

Application Number(s)

Nick Bell

2020/2457/T

10 Nutley Terrace

London  
NW3 5SB

REAR GARDEN: 1 x Cotoneaster (T8) - Fell to ground level.

2) - Fell to ground level.

- Fell to ground level.

**No objection to notification of intended works to tree(s) in conservation area**

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Adjoining Occupiers:

No. notified **69** No. of responses **08** No. of objections **07**  
No. electronic **00**

Summary of consultation responses:

The Council received eight consultation responses which are summarised below:

- No justification for the works has been submitted
- Trees improve air quality and are good for our mental health
- The trees should be pruned not felled
- We are in a conservation area
- We must conserve trees and not allow private citizens to chop them down mindlessly
- The tree contribute to the green space, improve aesthetics and provide habitat

CAAC/Local groups\* comments:

\*Please Specify

- We should do more to encourage a continued greenery of our neighbourhood
- The trees are more than 50 years old

The Netherhall Neighbourhood Association submitted a comment summarised below:

- This site is currently under development
- No supportive information as to the condition of the trees and the reason for their removal is available. The attached document is illegible.
- It would appear from the submitted photographs that the oak is a poor specimen, which is in poor unstable condition. The Chinese privet and Cotoneaster appear to be large shrubs/small trees.
- However these three trees are visible from 35 to 41 Maresfield Gardens and the considerable number of apartments in 14 Netherhall

Gardens.

They therefore contribute to the Conservation Area and are an amenity.

- Consideration should be given to their amenity and also their health and condition. Should Camden be mindful to accept felling, the applicant should be required to replace with suitable trees so as not to damage the Character of the Conservation Area.

## Assessment

The s.211 notice is for the removal of a common oak, a Chinese privet and a Cotoneaster from the rear garden of a residential property that is situated within the Fitzjohn's Netherhall Conservation Area.

All three trees are of minimal visibility from the public realm and are not considered to significantly contribute to the character and appearance of this part of the conservation area. The trees may be visible from private properties but the planning practice guidance on tree preservation orders as part of the NPPF states "*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*".

None of the trees are of a rare species or are of any known cultural or historical significance. The trees are not considered to be noteworthy examples of their species.

The trees may provide some screening between properties but this is not considered robust enough justification for The Council to object to the works and serve a tree preservation order in line with the planning practice guidance on tree preservation orders as part of the NPPF.

Habitat provision is not considered robust enough justification for a tree preservation order to be served.

The Council does not object to the proposed works.