

Delegated Report		Analysis sheet		Expiry Date:		26/08/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/3191/T			
Application Address				Drawing Numbers			
4 Boscastle Road London NW5 1EG							
Proposal(s)							
REAR GARDEN: 1 x Cupressaceae conifer (T1) - Fell to ground level.							
Recommendation(s):		No objection to proposed works.					
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	04	No. of objections	03
				No. electronic	00		
Summary of consultation responses:		<p>The Council received four consultation responses which can be summarised as:</p> <ul style="list-style-type: none"> We support the application to remove the tree. It has grown too large and dominates our garden. The tree block light and compromises other planting including our mature cherry tree. It was an entirely inappropriate species to plant in this location. The tree is a Thuja not a Lawson's cypress The tree enhances the local area, is healthy and vigorous and provides year round screening The tree helps to combat air pollution and noise pollution and provides habitat 					
CAAC/Local groups* comments: *Please Specify		<p>Dartmouth Park CAAC submitted an objection which can be summarised as:</p> <ul style="list-style-type: none"> The tree is attractive and is visible from Laurier Road The tree is 9.9m from the property so is unlikely to cause damage A TPO should be served and the tree pruned. 					

Assessment

The s.211 notification is for the removal of Lawson's cypress from the rear garden of residential property that is situated within the Dartmouth Park Conservation Area.

The application states the tree is a Lawson's cypress (*Chamaecyparis lawsoniana*) but a consultation response states that the tree is in fact a western red cedar (*Thuja plicata*). A site visit to the property has not been undertaken so it has not been possible to confirm the species, however the attributes and characteristics of both species are similar; whether or not the tree is a Lawson's cypress or western red cedar is not considered to be material to the decision making process. The species has been amended to "Cupressaceae conifer" which covers both species.

The tree is visible from Laurier Road and provides amenity to the public. However the tree is far from reaching its ultimate size and is already becoming large and dominant. The tree is not afforded the space required to achieve its ultimate size and form, the choice of species was not appropriate for its small rear garden setting. Both species can achieve 25m+ in height. The pruning required to retain the tree in the medium/long term would result in the removal of large proportion of the amenity the tree provides and would adversely affect the form of the tree.

The screening and habitat provision the tree provides is not considered robust enough justification for The Council to object to the notification and serve a TPO.

The Council does not object to the proposed works.