

Delegated Report		Analysis sheet		Expiry Date:		25/08/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/3126/T			
Application Address				Drawing Numbers			
3 Belsize Avenue London NW3 4BL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Sycamore (T2) - Fell to ground level and treat stump to prevent regrowth. Laurel understorey - Reduce height to 2.0m and trim on an annual cycle to maintain at broadly reduced dimensions.							
Recommendation(s):		No objection to notification of intended works to tree(s) in a conservation area.					
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	39	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The Council received one consultation response which is summarised below:</p> <ul style="list-style-type: none"> • The tree is mature and healthy and contributes to the area • The cracks are 45 degrees which is indicative of poor foundations into tree roots • The trees help to combat air pollution and provide habitat • The tree is of high amenity value 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the removal of sycamore tree from the rear garden of a residential property that is situated within the Belsize Park Conservation Area.

The tree is of minimal visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is likely to be self-sown which does not automatically devalue the tree but in this instance has resulted in the tree growing in close proximity to structures which may not be a sustainable position in the long term.

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

The tree does provide habitat potential and helps to combat air pollution but in line with the planning practice guidance on tree preservation orders as part of the NPPF this is not considered to be robust enough justification for The Council to serve a tree preservation order to object to the proposed works.

The Council does not object to the proposed works.