

Delegated Report		Analysis sheet		Expiry Date:		17/11/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/4587/T			
Application Address				Drawing Numbers			
52 Pilgrim's Lane London NW3 1SN							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Evergreen Magnolia (Magnolia grandiflora) - Fell to ground level.							
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	07	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>The Council received one consultation response summarised below.</p> <p>The lovely magnolia in the front garden should not be chopped down:</p> <ul style="list-style-type: none"> - it is in a very prominent position at the junction of Pilgrim's lane and Denning Road - there are relatively few trees on that side of the road, so we need to keep what is there - it is a lovely tree in good health - it is next to the pavement and a safe distance from the house - it doesn't particularly block light from the house and would be easy to trim to size. <p>I would have thought this tree is worthy of a TPO</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Hampstead CAAC submitted an objection which is summarised as:</p> <ul style="list-style-type: none"> • The tree is part of a green corridor • The bush is prominent at least in the immediate vicinity and adds to the considerable foliage in the street • The draft CPG for extension acknowledges the importance of bushes and shrubs • A replacement should be planted • We ask for a mormatorium on all consents for tree felling 					

Assessment

The s.211 notice is for the removal of an evergreen Magnolia tree from the front garden of a residential property that is situated within the Hampstead Conservation Area.

This small tree approx. 4m in height is visible from the public realm and is considered to provide amenity to the public to some degree. However, a cherry tree in the same front garden which is close to the boundary with the highway and is far more prominent, largely screening the Magnolia from public view from most angles and is not proposed for removal.

The Magnolia tree was planted in a position that is not sustainable in the medium/long term due to its proximity to a retaining wall and the stairway up to the entrance to the property. The tree would be under continual pruning pressure if it were to be retained and is far from achieving its ultimate size and form. The tree is not next to the pavement, contrary to one objection received.

The tree is not considered to significantly contribute to the character or appearance of the conservation area. The tree is not a noteworthy example of its species and is not of a rare species. The tree is of no known cultural or historical significance.

The Council has no powers to add conditions relating to replacement planting or otherwise when determining s.211 notifications.

The draft extensions CPG is of no relevance to s.211 notifications.

The Council has no powers to prevent the submission of s.211 notifications.

It is not expedient for the Council to serve a tree preservation order to protect the tree. The Council does not object to the proposed works.