

Delegated Report		Analysis sheet		Expiry Date:		03/07/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/4809/T			
Application Address				Drawing Numbers			
89 Priory Road London NW6 3NL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Cherry Laurel (S1) - 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	45	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The Council received one objection which can be summarised as:</p> <ul style="list-style-type: none"> • The applicant is not the owner of the trees • The applicant has not demonstrated that the cherry laurel is causing property damage • Possible unintended consequences (the reports do not assess the risk that felling could inadvertently destabilise nearby walls) • The loss of natural beauty • Possible worsening of existing poor soil drainage problems in our garden • Harm to biodiversity in a conservation area • Loss of privacy and shade 					
CAAC/Local groups* comments: *Please Specify		None received					

Assessment

The s.211 notification is for the removal of a cherry laurel from the rear garden of a residential property that is situated within the South Hampstead Conservation Area. The submission alleges that the cherry laurel is contributing to property damage at a neighbouring property.

The cherry laurel of low visibility from the public realm and is not considered to significantly contribute to the character or appearance of the conservation area. The cherry laurel is a shrub not a tree and provides a low level of amenity to the public.

The cherry laurel is not of a rare species or a noteworthy example of its species. It is not of any known cultural or historical significance.

Loss of privacy and shade, natural beauty and biodiversity are not considered robust enough justification for the Council to serve a TPO on a cherry laurel. Whether or not the cherry laurel is contributing to property damage does not make the cherry laurel suitable for a tree preservation order.

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