

Delegated Report		Analysis sheet		Expiry Date:		16/12/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/4872/T			
Application Address				Drawing Numbers			
16 Maresfield Gardens London NW3 5SU							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>REAR GARDEN: 1 x Ash (T2) - Fell to ground level</p>							
Recommendation(s):		Approve application for works to tree(s) covered by a TPO					
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	27	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>The Council received one consultation responses which can be summerised as:</p> <ul style="list-style-type: none"> Object to this application and felling of both ash and apple tree noted on application. There is no indication of the girth / trunk thickness of either tree which may allow a better assessment of the position and age of these trees recommended for felling. These trees are valued as assets to our community and any proposal for felling should be resisted. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Netherhall Neighbourhood Association submitted an objection which can be summerised as:</p> <ul style="list-style-type: none"> There has been a lot of tree works at 12, 14 and 16 Maresfield Gardens recently which has harmed the conversation The tree was recently excessively pruned and now it appears to be dead If approved a replacement tree should be planted, secured by a condition 					

Assessment

The TPO tree works application is for the removal of an ash tree from the rear garden of a residential property that is situated within the Fitzjohns Netherhall Conservation Area.

The tree is poor condition both structurally and physiologically. There is an internal cavity in the stem and there are Ganoderma spp. fruiting bodies at the base of the tree at five point between buttresses. The tree was proposed for removal earlier this year due to its poor condition and heavy pruning was recommended as an alternative to felling in an attempt to retain the tree. Ash trees are of high genetic vigour; the tree's poor response to the pruning is indicative of its poor physiological condition.

The stem diameter is included in the tree inspection document which gives an accurate description of the circumference of the stem of the tree.

The Council assesses each TPO tree works application and s.211 notification on a case-by-case basis. The Council follows the guidance on tree preservation orders for local authorities in the planning practice guidance as part of the NPPF.

The tree has reached end of its safe, useful life. It is recommended that the application be approved and a replacement tree be secured via a replanting condition.