

Delegated Report		Analysis sheet		Expiry Date:		16/11/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/4581/T			
Application Address				Drawing Numbers			
106 Greencroft Gardens London NW6 3PH							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Acer (T1) - Fell and treat stump. 1 x Poplar (T5) - Fell and treat stump.							
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	51	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		The Council received two consultation responses which can be summarised as: <ul style="list-style-type: none"> We have raised concerns regarding the negative impact on the landscape and our environment, should these trees be removed. We would like to ensure that our neighbours at 108 Greencroft gardens, whom we have a good relationship with, are protected from structural changes to their property (and subsequently ours, as we are attached to 108), but also feel it vital to protect our landscape and the mature setting in which our property lies. Replacement planting should be secured We enjoy the benefits the trees provide We welcome any alternatives to the felling of these trees 					
CAAC/Local groups* comments: *Please Specify		None received					

Assessment

The s.211 notice is for the removal of a poplar tree and a lime tree from the rear garden of a residential property that is situated within the South Hampstead Conservation Area. The submission alleges that the trees are contributing to property damage.

The level monitoring data submitted shows cyclical movement which is likely to be vegetation related. Live poplar roots were found adjacent to foundations. The soil investigations found the surrounding soil to be highly shrinkable.

Both trees are of minimal visibility from the public realm and are not considered to significantly contribute to the character or appearance of the conservation area. Neither tree is of a rare species or is of any known cultural or historic value.

It is not expedient for the Council to serve a tree preservation order to protect the trees.

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

The Council does not object to the proposed works.