

Delegated Report		Analysis sheet		Expiry Date:		08/12/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2020/4981/T			
Application Address				Drawing Numbers			
47 Crediton Hill London NW6 1HS							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Goat Willow (T1) - Fell to ground level.							
Recommendation(s):							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Yet another application to fell a mature, healthy tree with the reason given as 'poor vigour'. I beg your pardon but judging from the satellite image of the rear garden of 47 Crediton Hill - the Goat Willow is at the very far end of the garden and in good condition. What is the real reason for removing it? Can't Camden council act to protect these "private" trees on ecological and amenity grounds as it is vital in reducing pollution and sustaining the air quality in this congested area. There must be some balance in council policy decisions between private wishes and public good. Please do not grant this application.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

[Click [here](#) and type]

Relevant History

[Click [here](#) and type]

Relevant policies

LDF Core Strategy and Development Policies

Assessment

As the willow is not covered by a TPO it was subject to a section 211 notification of intended works to trees in a conservation area, unlike a TPO application there is no requirement to give reasons for the proposed works. A section 211 notification gives the LPA six weeks to consider objecting to the proposed works. If the LPA wishes to object then it must serve a tree preservation order on the relevant trees. There are several criteria that must be considered when assessing the suitability of a tree for a TPO which can be broken down as follows (taken from the current planning practice guidance that LPAs use when assessing a tree):

Visibility

The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

In this case, the willow tree in question is not visible or has very low visibility from a public place, it is not considered to provide significant visual amenity to the public.

Individual, collective and wider impact

Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- *size and form;*
The willow is not a particularly large tree, it is not in any way a noteworthy example of its species. It has a rather poor scrappy form due to its growing position, former pruning and the long term presence of a climbing plant (possibly clematis) in the upper crown. There are several snapped branches and other structural weaknesses in the crown.
- *future potential as an amenity;*
The tree is unlikely to grow much beyond its existing size and its position relative to adjacent buildings will prevent it from ever becoming visible from a public place.
- *rarity, cultural or historic value;*
The willow is not of a rare species or of any known cultural or historic value.
- *contribution to, and relationship with, the landscape;*
It is considered that the tree makes a reasonable contribution to the landscape to the rear of the properties, however the lack of visibility from the public realm significantly reduces the weighting that this can be given when considering a TPO.
- *contribution to the character or appearance of a conservation area.*
The tree is considered to make a reasonably positive contribution to the character of the conservation area however this is limited to the rear gardens.

Other factors

Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.

The tree offers some benefits in terms of reducing pollution, absorbing CO2 and wildlife habitat however the current legislation does not put sufficient weight on to these factors to justify serving a TPO.

On balance, due to the lack of visibility and poor form it would not be expedient to bring this tree under the protection of a TPO.