

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/12/2020	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2020/4982/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 Acol Road London NW6 3AG							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<p>FRONT GARDEN: 1 x Sycamore (T1) - Reduce by 1.5m circa.</p> <p>REAR GARDEN: 1 x Oak (T2) - Reduce height and spread by 2m to suitable pruning points.</p> <p>1 x Pear (T3) - Reduce by 1ft and crown thin by 15%.</p> <p>1 x Cherry (T4) - Fell to ground level.</p>							
<b>Recommendation(s):</b>		No objection to notification of intended works to tree(s) of a conservation area.					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	07	No. of responses	03	No. of objections	03
				No. electronic	00		
<b>Summary of consultation responses:</b>		<p>The Council received three consultation responses which are summarised below:</p> <ul style="list-style-type: none"> <li>No justification for the works has been included</li> <li>The works will reduce the amount of oxygen the trees produce</li> <li>The trees improve health and wellbeing and absorb noise.</li> <li>The trees provide habitat and appear to be in good health</li> <li>The trees are a valuable amenity</li> <li>It could generate similar applications from neighbouring properties</li> <li>2m is too much prune the oak by, 1.25m would be better</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notice is for the removal of a cherry tree from the rear garden and pruning of a sycamore, an oak and a pear tree in the front and rear garden of a residential property that is situated within the conservation area.

The cherry tree is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The tree is likely to be self set, which does not automatically reduce the value of the tree but in this instance has resulted in the tree growing in position between the boundary wall and what appears to be a shed which is unsustainable in the medium/long term.

The sycamore tree has been pruned in a similar way historically, what is proposed is essentially repeat works. The oak tree and the pear tree are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area. Both trees have been reduced historically. The proposed pruning is considered to be of an acceptable level.

The Council does not object to the proposed works.