

Delegated Report		Analysis sheet		Expiry Date:		31/12/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/5386/T			
Application Address				Drawing Numbers			
14 Fawley Road London NW6 1SH							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Lime (T1) - Fell to ground level and grind stump. 1 x Lime (T2) - Fell to ground level and grind 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	09	No. of responses	03	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		The Council received three consultation responses which can be summarised as: <ul style="list-style-type: none"> We support the application of our new neighbours in no 14 to fell the two lime trees. The lime trees have lost their beauty after a severe pruning and we understand they are not in good health and that the soil is eroding into the gardens below. I believe all trees in Camden should come under a preservation order until further notice while Camden seriously considers stricter measures to save our environment. Time is running out and trees are one of the most valuable assets we have. The trees are not causing structural problems. I enjoy the view from my property of the trees along the rear gardens West Hampstead does not have many parks, I believe it is essential to retain trees 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the removal of two lime trees from the rear garden of a residential property that is situated within the West End Green Conservation Area.

Both lime trees are of low visibility from the public realm and are not considered to significantly contribute to character and appearance of the conservation area.

Both trees have been heavily pruned in the past which has adversely affected their form.

Neither tree is a noteworthy example of their species, of a rare species or of any known cultural or historical significance.

It would be a misuse of the statutory instruments available to the Council if it were to serve a TPO on all trees. When determining s.211 notifications the Council follows the guidance set in the Planning Practice Guidance on TPOs as part of the NPPF.

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

The Council does not object to the proposed works.