

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	15/02/2021
		N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>	
Nick Bell			2021/0018/T	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat Ground Floor 158 Goldhurst Terrace London NW6 3HP				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
REAR GARDEN: 2 x Poplars - Fell to ground level. 1 x Pear - Fell to ground level.				
<b>Recommendation(s):</b>		No objection to notification of intended works to tree(s) in 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>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>11</b>	No. of responses	<b>05</b>	No. of objections	<b>05</b>
<b>Summary of consultation responses:</b>	<p>The Council received</p> <ul style="list-style-type: none"> <li>• I have loved the poplar tree while I have lived here for 26 years</li> <li>• The trees are critical and an irreplaceable local amenity</li> <li>• The trees contribute to the quality of life for over 150 residents</li> <li>• The trees provide privacy and screening and are valuable to wildlife</li> <li>• The justification for the works is poor</li> <li>• Mature trees are good for mental health and well being and provide a sense of place</li> <li>• The poplar trees are not located near the house, so there is no problem with roots</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>CRASH submitted an objection, summerised below:</p> <ul style="list-style-type: none"> <li>• We object to the felling of two mature poplar trees. These poplars form part of a "dense continuous tree band" identified in the "South Hampstead Conservation Area appraisal and management strategy". That strategy states that "The conservation area generally has a decent level of tree cover which should be protected and enhanced where possible". In addition it states "Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected". In line with this strategy permission for felling should not be granted as it is not in line with the strategy. It is noted from the photos that the trees have not been regularly maintained and it would be preferable to apply for permission to pollard/maintain the two poplar trees if the owners are concerned about "health and safety" (no claims of perceived or actual subsidence are made). CRASH does not object to the felling of the pear tree as its condition is noticeably poor; however it would be preferable to plant a replacement to ensure the benefits of green vegetated areas in the Conservation Area are maintained - it is noted that this has already been reduced by use of "astroturf" in the garden rather than lawn/turf.</li> </ul>					

## Assessment

The s.211 notification is for the removal of two poplar trees and a pear tree from the rear garden of a residential property that is situated within the South Hampstead Conservation Area.

The Council follows the Planning Practice Guidance on tree preservation orders as part of the NPPF when determining s.211 notifications

All three trees are of minimal visibility from the public realm and are not considered to significantly contribute to the character of the conservation area. The trees are not considered to provide a high level of amenity to the public.

The poplar trees have grown between older, more broadly spreading trees in close proximity to each other. This has resulted in the poplar trees becoming etiolated because they are not afforded the space they require to achieve their potential. Major unions of both trees are covered by ivy however it is considered highly likely that there are v-shaped unions and tight forks that are not visible from ground level which reduces the safe, useful life expectancy of the tree

The pear tree has a large wound on the stem and is in poor structural condition.

The three trees are not noteworthy examples of their species or are of a rare species. The trees are of no known cultural or historical significance.

The Council has no powers to add conditions when determining s.211 notification, relating to replacement planting or otherwise.

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,