

Delegated Report		Analysis sheet		Expiry Date:		19/03/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/0512/T			
Application Address				Drawing Numbers			
18 Lyndhurst Road London NW3 5NL							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>FRONT GARDEN: 1 x Magnolia (M. Soulangea) (T1) - Reduce crown by 25% (1.5m from tips) to suitable growth points, thin by 15%, lift on pavement side by 0.5m to give greater clearance.</p> <p>REAR GARDEN: 1 x Hawthorn (Crataegus monogyna) (T2) - Reduce crown by 25% to suitable growth points, trim back branches overhanging pavement and inner side closest to house by 1.5m.</p> <p>1 x Cherry (Prunus) (T3) - Section fell to ground level.</p> <p>1 x Holly (Ilex) (T4) - Fell to ground level and dig out stump/roots.</p>							
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	08	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The Council received one objection:</p> <ul style="list-style-type: none"> Please refuse this application. The two trees noted/ applied for felling are perfectly healthy, and excessive shading could easily be resolved by pruning branches. These trees have immense community value and should be retained by any means possible. 					
CAAC/Local groups* comments: *Please Specify		None received					

Assessment

The s.211 notification is for a 25% crown reduction of a Magnolia in the front garden and a 25% crown reduction of a hawthorn and the removal of a cherry and a holly from the rear garden of a residential property that is situated within the Fitzjohns Netherhall Conservation Area.

The Magnolia tree is close to the windows/property. The proposed pruning is considered appropriate and proportionate. The hawthorn has been reduced historically.

The cherry and holly trees are small, low quality specimens that do not significantly contribute to the character and appearance of the conservation area. Both trees are of minimal public visibility.

The Council does not share the view of the objector that the trees proposed for removal are of immense community value.

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.