

Delegated Report		Analysis sheet	Expiry Date:	15/03/2021
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2021/0302/T	
Application Address			Drawing Numbers	
27 Lindfield Gardens London NW3 6PX				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>FRONT GARDEN: 1 x Lime (T2) - Reduce canopy by 2m - 3m and remove all lower epicormics growth up to a height of 3m. 2 x Horse Chestnut (TG4) - Remove all diseased branches 2 cm in diameter and larger throughout crown. 1 x Lime (T5) - Remove all lower epicormics to 3m from ground level. 1 x Cherry (T1) - Fell to ground level. REAR GARDEN: 1 x Cherry (T8) - Remove lower branches. 2 x Hornbeams (T13) - Fell to ground level leaving stump. 1 x Sycamore (T14) - Remove all diseased branches 2 cm in diameter and larger throughout crown, reduce crown height and spread by approx. 2m - 3m to give clearance from buildings and raise limbs over roof to give clearance over property of 2m - 3m.</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	19	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>The council received three consultation responses which are summarised below:</p> <ul style="list-style-type: none"> The trees help to combat air pollution from Finchley Road. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Redington Frogna! Neighbourhood Forum submitted an objection which can be summarised as:</p> <ul style="list-style-type: none"> In the Redington Frogna! Conservation Area Character and Management Plan, section 3.6 states "Trees are a key part of the garden suburb character, so tree losses are particularly harmful". No reasons have been given for the felling of the hornbeams and cherry so we object. <p>Hampstead CAAC submitted an objection which can be summarised as:</p> <ul style="list-style-type: none"> No justification for the felling of the cherry or hornbeams has been included. Replacement trees should be planted for those removed. HCAAC welcomes the considerable maintenance work committed to most of the property's trees and hopes soil check and possible feeding can continue or follow as necessary, The CA and immediate locality benefit from this important and luxuriant corner and work to sustain it; properties' street boundary trees are important, contributing to the area views. The photos from Google streetview could be 3-4 years old. 					

Assessment

The s.211 notification is for various works to various trees including felling in the front and rear garden of a residential property that is situated within the Redington Frogna Conservation Area.

The pruning of the limes (T2, T5), horse chestnut (TG4), cherry (T8) and sycamore (T14) is considered appropriate and proportionate. The proposed works are not considered to be harmful to the character and appearance of the conservation area.

Hornbeams (T13) are young trees that are visible from the public realm to some degree but are suppressed by the neighbouring larger, mature trees on site. The cherry tree (T8) is visible from the public realm to some degree but only between other mature, more significant trees. These trees are not considered significant to the character and appearance of the conservation area. The trees are not noteworthy examples of their species and are not of a rare species. The trees are of no known historical or cultural significance.

It is not expedient for the council to serve a preservation order to object to the proposed works.

The council does not object to the proposed works.