

Delegated Report	Analysis sheet	Expiry Date:	01/06/2021
	N/A / attached	Consultation Expiry Date:	
Officer	Application Number(s)		
Nick Bell	2021/1897/T		
Application Address		Drawing Numbers	
75 Lawn Road London NW3 4JP			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
REAR GARDEN: 1 x cherry laurel (T1) - Fell to ground level.			
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 Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>The council receive one consultation responses which is summerised below:</p> <ul style="list-style-type: none"> • The tree overhang our garden, the owners did not make contact with us before submitting the notification • The tree forms part of a green corridor • The tree is in the wrong position on the plan • The tree provides habitat • The tree could be pruned instead of removed • Removing the tree will affect our privacy • The tree replacement planting details are inadequate • A replacement tree will take many years to achieve a similar size 					
CAAC/Local groups* comments: *Please Specify	None received.					

Assessment

The s.211 notification is for the removal of a cherry laurel tree/ shrub from the rear garden of residential property that situated within the Parkhill Conservation Area.

The cherry laurel is a small specimen that is of low visibility from the public realm. The tree is not considered to significantly contribute to the character and appearance of the conservation area. The tree is not of a rare species, is of no known cultural or historical significance and it not considered a noteworthy example of its species.

The tree forms part of the lower level of a green corridor, and provides habitat and some degree of screening between properties, however this are not considered to be robust enough justification for the council to serve a tree preservation order to protect the tree.

The photos submitted by the applicant and objectors are considered sufficient to aid the decision making process.

The council has no powers to add conditions of any kind when determining s.211 notifications, relating to replacement planting or otherwise.

The council does not object to the proposed works.

