

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	10/06/2021
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Nick Bell			2021/2064/T		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Heath Court 10 - 12 Frognal London NW3 6AH					
<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: 1 x Bay (T1) - Fell to ground level. 1 x Cypress Group (TG2) - Fell to ground level. FRONT GARDEN: 1 x Laurel hedgerow group (HG1) - Fell right hand boundary section within 3m to near ground level and remove regrowth as it emerges.					
<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			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	42	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>The council received three consultation responses which are summerised below:</p> <ul style="list-style-type: none"><li>Strongly object to the felling/ removing of hedgegrows in addition to trees being felled at this property. the information provided is very unclear and does not indicate any necessity for removal of hedgerow to the front of the building a feature of the duburban conservation area. please refuse. felling trees should not be a requisite of necessary buildings remedial works!</li></ul>					
CAAC/Local groups* comments: *Please Specify	<p>The Redington Frognal Neighbourhood Forum submitted an objection which is summerised below:</p> <ul style="list-style-type: none"><li>Cumulative harm to two conservation area as a result of other recent tree removals</li><li>Harm to biodiversity by felling mature native trees of considerable value. The trees form part of a green corridor and contribute to soil stability</li><li>Non-compliance with RedFrog Neighbourhood Plan policy BGI 2; non-compliance with the Redington Frognal Conservation Area Character and Management Appraisal</li><li>The minor damage should be addressed by other means</li></ul> <p>The Belsize Society submitted an objection summerised below:</p> <ul style="list-style-type: none"><li>The trees form part of a woodland between Netherhall Gdns &amp; Finchley Road, which at the northern end curves around between Netherhall Gdns and Frognal. This green barrier provides a habitat for wildlife as well as offering some protection to local residents against the noise and air pollution of Finchley Rd</li><li>The structural damage is only slight and could be caused by other trees</li><li>The felling of the bay tree and group of cypresses would have a significantly deleterious effect on the local environment and be detrimental to nearby residents</li></ul>					

## Assessment

The s.211 notification is for the removal of a hedge, a bay tree and a group of cypress trees from the rear garden of a residential property that is situated within the Redington Frognal Conservation Area. The documents submitted allege that the trees are contributing to vegetation-related property damage.

The hedge (HG1) at the front of the property is not a tree and is therefore not afforded legal protection and is exempt from the s.211 notification process.

The bay tree (T1) and the group of cypress trees (TG2) are 6.5m and 4.5m tall respectively. T1 and TG2 are subservient to other nearby, larger, more dominant neighbouring trees. These small trees are not considered to significantly contribute to the character and appearance of the conservation area and are of minimal visibility from the public realm.

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

The council does not object to the proposed works.