

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/06/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2021/2257/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
17 Lawn Road London NW3 2XS							
<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 Ash (T4) - 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>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>16</b>	No. of responses	<b>03</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The council received one letter of support, summarised below:</p> <ul style="list-style-type: none"> <li>The tree blocks our light</li> <li>The amount of leaf fall/debris is a concern</li> <li>It leans toward our property</li> </ul> <p>The council received an objection, summarised below:</p> <ul style="list-style-type: none"> <li>We do not have a garden but enjoy the greenery of the tree</li> <li>Natural shade is valuable with rising temperatures</li> <li>The tree provides privacy between properties</li> <li>Mature trees are of high value</li> <li>The tree is not in poor condition</li> </ul> <p>The council received one comment:</p> <ul style="list-style-type: none"> <li>The tree could be pruned and not felled</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received					



## Assessment

The s.211 notice is for the removal of an ash tree from the rear garden of a residential property that is situated within the Parkhill Conservation Area.

The ash tree is of minimal visibility from the public realm. The tree is likely to be self-sown which does not automatically reduce the value of a tree, in this case it has result in the tree growing in extreme close proximity to a shed and a boundary wall.

The tree bifurcates at approx. 2.5m above ground level; the V-shaped union may be a future point of weakness. The tree has been suppressed by neighbouring trees resulting in asymmetric form, with most of the crown overhanging the rear garden of 45 Upper Park Road

The tree is of no known cultural or historical importance and is not of rare species.

It is not expedient for the council to serve a tree preservation order to protect the tree.

The council does not object to the proposed works.