

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/08/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2021/3178/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
59 Rosslyn Hill London NW3 5UQ							
<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 Oak (T1) - Crown reduce 30%, (2m). 1 x Holm Oak (T2) - 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>04</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received one consultation response: The Oak is a truly magnificent tree that supports a rich variety of bird and insect life throughout the year. It appears to be healthy and free from any obvious disease, and in my opinion it will be a real shame to see it so reduced but that is a matter for the planning department and the owners to agree upon, whatever the reasoning behind it. I'm presuming that reducing by 30% means a general thinning out of the bulk of the tree rather than the brute removal of the top 30% of its crown.  My only comment is that if at all possible, the works should take place in the autumn and well outside of the Spring-Summer period when nesting, hatching and feeding and raising young is in full swing. The tree is focal point for wildlife throughout the year.					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the removal of a holm oak tree and a 2m crown reduction of a common oak tree in the rear garden of a residential property that is situated within the Fitzjohns Netherhall Conservation Area.

The large, mature oak tree is highly visible from the public realm contributes to the character and appearance of the conservation area. The tree is visible from Sheperds Walk when looking north and provides a high level of amenity to the public. The tree has been crown reduced historically, which in conjunction with an area of necrosis at the base is considered to justify the pruning.

The small, semi-mature holm oak tree is also visible from the public realm when looking north on Sheperds Walk. This species typically achieves a large, broadly spreading ultimate size. This specimen has been planted at the top of a terraced landscaped garden, this species was not a good choice for its position. The amenity it provides to the public is low and it is not of a rare species. The tree is of no known cultural or historic value.

The 30% crown reduction equates to a crown reduction of approx. 2m, not 30% of the height of the tree. The council add conditions of any kind when determining s.211 notifications, relating to the timing of the works or otherwise. An informative will be added detailing responsibilities relating to nesting birds.

The council does not object to the proposed works.