

Delegated Report		Analysis sheet		Expiry Date:	10/08/2021
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2021/3165/T		
Application Address			Drawing Numbers		
University College School Frogna London NW3 6XH					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
FRONT GARDEN: 1 x Willow (T15) - Fell to ground level and grind out stump.					
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	00	No. of responses	20	No. of objections	20
			No. electronic	00		
Summary of consultation responses:	<p>Five site notices were put up in various locations adjacent to the site. The council received 20 consultation responses which are summarised below:</p> <ul style="list-style-type: none"> • The tree provides a valuable function in that it is of high water demand in a known flood risk area • Nine trees have been felled at this site • The tree adds tremendously to the beauty of Hampstead • We desperately need more trees not less • The council is strict about maintaining a certain look in a conservation area • Please serve a TPO to protect the tree • The tree helps to reduce air pollution from the school run traffic • The tree appears to be healthy • Too many trees are being cut down • The tree is haven for wildlife 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Redington Frogna! Neighbourhood Forum submitted the following objection:</p> <p>Redington Frogna! Neighbourhood Forum would therefore like to request that a TPO be issued for this last remaining willow on the grounds of its</p> <ul style="list-style-type: none"> • Visibility. The extent to which the tree can be seen from a public place, such as a road or footpath, or accessible by the public. • Contribution to, and relationship with, the landscape; and • Contribution to the character or appearance of the Conservation Area 					

Assessment

The s.211 notification is for the removal of a willow tree from the frontage of University College School which is situated within the Redington Frogna Conservation Area. The application alleges that the tree is in poor condition.

The 9m mature willow tree is highly visible from the public realm and contributes to the character and appearance of the conservation area. The tree has been heavily pruned historically and has been maintained by repeated crown reduction. The tree is adjacent to a vehicular and pedestrian entrance and is leaning towards the highway. If the tree were to fail it would reach the highway and/or the entrance.

The tree is host to *Phellinus igniarius*, a fungal organism which causes white rot and is common on willow trees. The arboricultural report submitted with notification describes the condition of the tree, its location and the significance of the fungal organism. The report does not however quantify the extent of the decay, as such the council requested that the agent provide further evidence to justify the removal of the tree. A resistograph investigation was undertaken and a report submitted. The findings of the investigation are considered sufficient to demonstrate that the decay is extensive and the structural integrity of the tree is compromised.

Given the use of the site, the position of the tree within the site and condition of the tree its removal is considered justified.

The council has no powers to add conditions of any kind relating to replacement planting or otherwise when determining s.211 notifications. The council has been assured that the tree will be replaced which is welcomed but as this cannot be conditioned it has not formed part of the justification for decision.

The council does not object to the proposed works.