

Delegated Report		Analysis sheet		Expiry Date:		08/09/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/3651/T			
Application Address				Drawing Numbers			
33 Steele's Road London NW3 4RG							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x Liquid Amber (T1) - Fell to ground level.							
Recommendation(s):		No objection to notification of intended works to trees in CA.					
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	08	No. of responses	08	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response which is summarised below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Eton CAAC submitted the following consultation response: <ul style="list-style-type: none"> The justification for the works is that the tree was planted too close to the property, the photos submitted support this. There should be a requirement of a one-for-one replacement with the right species in the right place. This could be achieved by adding an additional section to the Application for Tree Works (Planning Portal Reference: PP-10054262) entitled "Replacement Tree(s) to be planted"; this should include a description of the species and, where applicable, an explanation of the reasons for not doing so. 					

Assessment

The s.211 notification for the removal of a Liquidambar (sweetgum) tree that is growing in the front garden of a residential property that is situated within the Eton Conservation Area.

The semi-mature sweetgum tree is highly visible from the public realm and contributes to the character and appearance of the conservation to some degree given its relative small size.

The tree was planted in close proximity to the front elevation of the property. This species is of a large ultimate size; the tree is not afforded the space it requires to achieve its ultimate size and form. The tree is now subject to repeat pruning pressure, unfortunately the species selected was not appropriate for its setting. As such the tree has limited future potential as an amenity.

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

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