

Delegated Report		Analysis sheet		Expiry Date:		14/09/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/3740/T			
Application Address				Drawing Numbers			
14 Greenaway Gardens London NW3 7DH							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
SIDE GARDEN: 2 x Limes (H1) - Fell to ground level 2 x Limes (H2) - Fell to ground level. FRONT GARDEN: 1 x Ash (T1) - Fell to ground level. 1 x Apple (T2) - Crown thin by 10%. REAR GARDEN: 1 x Fig (T3) - Crown lift to 2m							
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	18	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one objection which is summarised as: <ul style="list-style-type: none"> Robust justification for removing the tree has not been submitted The trees are of ecological importance and provide habitat and food for wildlife The owners see the trees as a problem 					
CAAC/Local groups* comments: *Please Specify		[Click here and type]					

Assessment

The s.211 notification is for the removal of two lapsed lime hedges and one ash tree from the front and side garden of a residential property that is situated within the Redington Frognal Conservation Area. Minor pruning works are also proposed to an apple tree and a fig tree.

The lime trees form two lapsed hedges approx. 3m in height that are situated close each boundary between 12 and 16 Greenaway Gardens and are in close proximity to the side elevations of each property. The trees are of low visibility from the public realm as they are set back from highway and are not considered to significantly contribute to the character and appearance of the conservation area. The trees provide a low level of amenity to the public and do not have future potential as an amenity due to their hemmed in position.

The ash tree is likely to be self-seeded. While this does not automatically devalue the tree, in this instance it has resulted in the tree growing within a row of holly trees which was likely to have been planted as a hedge. The ash tree is semi-mature and is not afforded the space it requires to achieve its ultimate size and form in the long term due to the proximity of the tree to the property. The tree has been topped historically which has resulted in a congested branch network at crown break. This will likely lead to inclusions if the tree were to be retained.

While justification for proposed works is welcomed when s.211 notifications are submitted however it is not a legal requirement for validation.

The pruning works to the apple tree in the front garden and the fig tree in the rear garden is considered minor and to be of an acceptable level.

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.