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|---|----------------------------|--|-------------------------------------|----------------------------------|-----------|-------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 28/09/2021 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Nick Bell | | | | 2021/3978/T | | | |
| Application Address | | | | Drawing Numbers | | | |
| 37 Lyncroft Gardens London NW6 1LB | | | | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| <p>REAR GARDEN: 1 x Sycamore (T1) - Fell to ground to level.</p> | | | | | | | |
| 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 | 08 | No. of responses | 03 | No. of objections | 01 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | <p>The council received one objections and two supports in response to the consultation. These are summerised as:</p> <ul style="list-style-type: none"> Falling a beautiful tree in an urban area is a shame. The tree provides privacy and screening from noise pollution Trees are an asset but sycamores are much too large in a residential context and their self-seeding is a serious nuisance. I would very much welcome the sycamore coming down: it's become a great nuisance - not just blocking light and sending over intrusive branches, but causing my garden to be littered with seedlings every year. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | None received | | | | | |

The s.211 notification is for the removal of a sycamore more tree from the rear garden of a residential property that is situated within the West End Green Conservation Area.

The sycamore tree is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The tree is likely to be self-set which does not automatically devalue a tree but in this instance has resulted in the tree growing in a unsuitable position. The tree is damaging the boundary treatment and if retained will soon be in contact with the rear elevation of the property. The tree is far from achieving its ultimate size and form, if retained it would face regular pruning pressures. This is the wrong species for this locations.

It is not expedient for the council to serve as tree preservation order to protect the tree. The council does not object to the proposed works.