

Delegated Report

Officer

Tom Little

Application Number(s)

2021/2996/T

Application Address

Flat A
16 Christchurch Hill
London
NW3 1LG

Proposal(s)

REAR GARDEN: 1 x Sycamore (Acer pseudoplatanus) (T1) - Fell to ground level.

Recommendation(s):

Objection to Works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations

Adjoining Occupiers:	No. notified		No. of responses		No. of objections	
Summary of consultation responses:						
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Hampstead Neighbourhood Forum submitted the following comments:</p> <p>The Forum objects to the proposed removal of two mature sycamores as contrary to NE2 and NE3 of the Hampstead Neighbourhood Plan. Mature trees such as these sycamores encourage biodiversity and provide wildlife habitat and are part of a larger biodiversity corridor. Both trees can be seen from Well Walk.</p> <p>The garden of 16 Christchurch is part of Biodiversity Corridor A in the Hampstead Neighbourhood Plan (see Appendix 4) and part of an Historic Tree Line. Policy NE3 states that proposals for a property that includes part of a biodiversity corridor should not diminish the ability of these corridors to provide habitat and the free movement of wildlife.</p> <p>Policy NE2 of the Hampstead Neighbourhood Plan further states that development will protect trees that are important to local character, streetscape, biodiversity and the environment.</p> <p>Reduction of light and nuisance caused by seedlings are not valid reasons to fell these trees.</p>					

Assessment

The sycamores are highly visible from the street and are considered to provide a high degree of visual amenity to the public realm and to make a positive contribution to the character and appearance of the conservation area.

These mature trees would appear to be in good condition with a significant safe useful life expectancy.

The reasons given for the removal of these trees, shading and the proliferation of seedlings, are not considered to be sufficient to justify the removal of two trees that are worthy of protection under a tree preservation order.

It is recommended that a tree preservation order is served on T1 to protect the visual amenity the tree provides and preserve the character and appearance of the conservation area.

It is recommended that the application to remove T2 is refused.