

Delegated Report		Analysis sheet		Expiry Date:		02/11/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/4602/T			
Application Address				Drawing Numbers			
14 Nassington Road London NW3 2UD							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x Flowering Crabapple (Malus sylvestris) (T2) - Fell to near ground level and treat stump to inhibit regrowth.							
Recommendation(s):		No objection to notification of intended works to trees in a 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	13	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one objection, summarised below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Hampstead CAAC objected to the proposed works: <ul style="list-style-type: none"> HCAAC Objects on principle to tree felling and needs to see more information of the report(s) for this proposal Insurers propose the cheaper option where soil examination and reinforcement or underpinning of foundations would be appropriate and preferable. The tree is important for bees and provides amenity The trees are small, remote from and do not threaten the building The tree should be replaced if approved for removal A TPO should be considered if not existing 					

Assessment

The s.211 notification is for removal of a crab apple tree from the front garden of a residential property that is situated within the South Hill Park Conservation Area. The notification alleges that the tree is contribution to property damage at a neighbouring property.

The 6m crab apple tree is visible from the public realm and contributes to the character and appearance of the conservation area. The tree provides habitat potential and food for pollinators. It is the larger birch and London plane trees on the highway that are the most significant, highest amenity value trees on this part of Nassington Road.

The documents submitted with the notification demonstrate that there is damage to the property, shrinkable clay soil, roots of *Pomiodieae*, (now *Maloideae*; which includes apple trees) adjacent to and below foundations. Level monitoring data has also been submitted which shows downward movement during the growing season and upward movement into the autumn when the growing season, and therefore uptake of moisture has slowed or stopped. The soil investigations show increased drying at the depth where roots were found.

The evidence submitted is considered sufficient to demonstrate that on the balance of probability it is likely the crabapple tree is contributing to the damage.

The council has no powers to add conditions, relating to replacement planting or otherwise. All associated documents are publically available online, redacted where necessary.

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