

Delegated Report		Analysis sheet		Expiry Date:		15/11/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/4863/T			
Application Address				Drawing Numbers			
Flat A 10 Buckland Crescent London NW3 5DX							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Ash (T1) - Fell to ground level.							
Recommendation(s):		No objection to notification of intended works 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	16	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>The council received two consultation responses summarised as:</p> <ul style="list-style-type: none"> • The application is sparsely supported • The tree may have been planted to replace a TPO tree • At 9m from the property, pruning may be the solution • Reject the this application or seek better information • The reasons given do not justify the felling of the tree • Permission to fell trees in this conservation area appears to be granted increasingly easily and often for very flimsy reasons, e.g. 'low amenity value', and here, 'too close to property within 3m' (which does not even make sense); 'future risks...' - ??? Really?? 					
CAAC/Local groups* comments: *Please Specify		None received					

Assessment

The s.211 notification is for the removal of an ash tree from rear garden of a residential property that is situated within the Belsize Park Conservation Area.

The young ash tree is of minimal visibility from the public realm, is not considered to significantly contribute to the character of appearance of the conservation area and is of low amenity value. The tree is likely to be self-set, while this doesn't automatically devalue a tree, it has in this instance resulted in the tree growing a position that is unsustainable in the long term. The tree is far from achieving its ultimate size and form, if retained it will face repeat pruning pressure due to its proximity to the rear elevation of the property.

The tree is of no known cultural or historical value and not of a rare species. The tree is not considered to be a noteworthy example of its species.

The tree is not a replacement tree for a tree subject to a TPO that was felled.

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

The council does not object to the proposed works.