

Delegated Report		Analysis sheet	Expiry Date:	27/09/2021
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2021/3975/T	
Application Address			Drawing Numbers	
112 Haverstock Hill London NW3 2BB				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
FRONT GARDEN: 4 x Trees of Heaven (T1 - T4) - Fell to ground level.				
Recommendation(s):		Object 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	43	No. of responses	08	No. of objections	08
Summary of consultation responses:	<p>The Council received eight consultation responses which are summerised below:</p> <ul style="list-style-type: none"> • The trees you are planning on destroying protect me and my children from pollution. • Also light pollution, the road is a busy one with buses up and down it all day and night. The trees give us privacy. • The trees are beautiful and add great value to our neighbourhood. • It seems overzealous to remove 4 living, mature and healthy trees so that just in case the wall may or may not be affected, it makes more sense to make good the wall. • We all have our part to ensure we all do what we can to reduce the damage to our environment each little part we do is vital, so keeping the 4 living trees would also contribute sustaining our environment. • We are in a climate crisis and the last thing we should be doing is cutting down trees. • The trees shelter us from the sun during the summer. • Making room in the wall for them would be more sensible when the environment needs trees more than ever. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Eton CAAC submitted and objection summerised as:</p> <ul style="list-style-type: none"> • Section 7.7 of Part 2 (Parkhill and Upper Park Management Strategy) of the Parkhill and Upper Park Conservation Area Statement includes the following statements: “The street trees of Parkhill and Upper Park Conservation Area add greatly to the character of the area. The Council would generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife important” • The four mature and healthy trees make an important contribution to the street scene • The wall should be repaired and/or rebuilt to accommodate the trees <p>The Belsize Society submitted an objection:</p> <ul style="list-style-type: none"> • These are four tall, mature and beautiful trees and they make a major contribution to the streetscape. They are highly visible along a long stretch of Haverstock Hill and consequently provide considerable visual amenity to the public. • Air quality monitoring for the area has established that there is an air pollution problem in places on Haverstock Hill, with nitrous oxide levels at times exceeding legal NO2 safety legal limits. The removal of four tall, mature trees would worsen air quality, which would be to nobody's benefit. • The trees should take priority over the front wall and the wall should be adjusted or reconstructed to accommodate the four trees. 					

Assessment

The s.211 notification is for the removal of four Tree of Heaven (*Ailanthus altissima*) trees from the communal front garden of a group of multiple occupancy residential properties that is situated within the Parkhill Conservation Area.

The four trees are highly visible from the public realm and significantly contribute to the character and appearance of the conservation area and the streetscene. The trees provide a high level of amenity to the public and are visible from Haverstock Hill and England's Lane. The trees have individual and collective impact and form a significant landscape feature.

The application form states:

"Fell due to clear and worsening damage to front wall, almost at the point of no return, trees must be felled immediately or wall will have to be demolished."

The trees are considered to be more significant than the wall. If the wall is damaged it is likely that there is a design and/or engineering solution that will allow for the wall to be repaired or reconstructed and the trees retained. No evidence has been submitted to demonstrate that solutions that allow for the trees to be retained have been explored.

If there is sufficient evidence that the wall is dangerous, the relevant section could be removed. The owner is advised to check if planning permission is required to replace the wall.

The trees provide a valuable function of mitigating the effects of climate change in a densely populated area on a busy road which is often congested. The trees provide screening from noise and light pollution and provide habitat potential.

The consultation responses are considered to demonstrate that there is considerable public support for the retention of the trees.

It is recommended that a tree preservation order be served to protect the character and appearance of the conservation area and the amenity the trees provide.

The council has objected to the proposed works.