

Delegated Report		Analysis sheet	Expiry Date:	02/12/2021
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2021/5170/T	
Application Address			Drawing Numbers	
1 Steele's Road London NW3 4SE				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>FRONT GARDEN: 1 x Cherry (Prunus Sp.) (T1) - Section fell to ground level and grind out stump to a minimum of 250mm below the stumps current ground level.</p> <p>REAR GARDEN: 1 x Golden false acacia (Robinia pseudoacacia 'Frisia') (T2) - Section fell to ground level and grind out stump to a minimum of 250mm below the stumps current ground level.</p>				
Recommendation(s):	No objection to notification of 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	03	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>The council received three consultation responses which are summarised below:</p> <ul style="list-style-type: none"> • This cherry tree is not large, and it is unlikely that it is causing damage. The request to fell the cherry appears to be speculative and unnecessary, and a loss to the street environment for no good reason. • I am in support of this application as the roots of the Robinia tree, which is planted up against the party wall, have undermined the party wall between our property and 1 Steeles Road. The wall now needs to be rebuilt. Our structural engineer has advised that to do so without removal of the tree will simply lead to the problem recurring. I understand that the owners of no 1 Steeles Road will plant a replacement tree further from the wall. The tree was planted only about ten years ago, is young and has been poorly pruned in the past so is not an asset to the street. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Society submitted an objection:</p> <ul style="list-style-type: none"> • Both trees are visible from the street (Fellows Road) and therefore have amenity value. The false acacia (T2), in particular, is a mature attractive tree which makes a significant contribution to the streetscape - it is assumed that this is the tree subject to a TPO. It appears that the brick wall will need to be rebuilt anyway so it should be reconstructed in a manner that accommodates the trees. Trees are very important to the character of this conservation area and so should be given priority and retained when work is carried out to boundary walls. 					

Assessment

The s.211 notification is for the removal of a cherry tree from the front garden and a Robinia tree from the rear garden of a residential property that is situated within the Eton Conservation Area.

Both trees are visible from the public realm and contribute to the character and appearance of the conservation area to some degree. The documents submitted allege the trees are contributing to the damage of boundary walls.

T1, cherry is a small semi-mature specimen in the front garden of the property. The tree has been planted in close proximity to the boundary wall. The tree is far from achieving its ultimate size and form, it is considered likely that it will be in conflict with the wall in the future if retained, if not already. As such, its future potential as an amenity is reduced. The tree is not a noteworthy example of its species and is not of a rare species. T1 is of no known cultural or historical significance.

T2, Robinia is the rear garden of the property but is visible from Fellows Road as the property is end of terrace, affording views of the rear garden trees. The tree has been poorly pruned historically and is not considered to be a noteworthy example of its species. The tree is of no known cultural or historical significance.

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

The council does not object to the proposed works.