

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/12/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2021/5581/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
108 Priory Road London NW6 3NS							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
REAR GARDEN: 1 x Sycamore (T2) - Reduce the lowest branch only by 75% leaving a 1.5m stem with multiple live growth shoots intact. 1 x Horse Chestnut (T4) - Fell to ground level.							
<b>Recommendation(s):</b>		No Objection to Works to Tree(s) in CA					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>							
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>15</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received two consultation responses which are below: <ul style="list-style-type: none"> <li>I strongly object to the felling of the horse chestnut tree in this application. Since when is 'of low amenity' value a valid reason for felling a tree, particularly in the current climate of environmental and other problems caused by reckless, needless destruction of trees and other vegetation? This is a conservation area. The benefit of trees to humans, wildlife, the environment, and the general well-being of all is not a secret. Will the council please do the right thing and refuse the application to fell this tree.</li> <li>I wish to support the above planning application. I am the owner of Flat 1, 106 Priory Road NW6 3NS. The horse chestnut tree which is the subject of the above planning application is diseased, rotten and dangerous. A large part fell off the tree recently into our garden. I fully support the application to fell the horse chestnut tree to ground level</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the removal of horse chestnut tree and pruning works to a sycamore tree in the rear garden of a residential property that is situated within the South Hampstead Conservation Area.

The pruning works to the sycamore are considered minor in nature.

The horse chestnut is a poor quality specimen, of low amenity value and of minimal visibility from the public realm.

The works are considered not to be harmful to the character and appearance of the conservation area.

Low amenity value is considered to be a robust reason for the council not to object to the works in accordance with the Planning Practice Guidance on tree preservation orders as part of the NPPF.

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.