

| | | | | | | | |
|---|----------------------------|--|-------------------------------------|----------------------------------|----|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 19/01/2022 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Nick Bell | | | | 2021/5767/T | | | |
| Application Address | | | | Drawing Numbers | | | |
| 22 Frognal Way London NW3 6XE | | | | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| REAR GARDEN: 1 x Lime (T1) - Crown reduction to suitable points in accordance with annotated photo. | | | | | | | |
| Recommendation(s): | | Approve application for works to tree(s) covered by a TPO | | | | | |
| Application Type: | | Application for Works to Tree(s) covered by a TPO | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 00 | No. of responses | 01 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | The council received one consultation response, see below. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | <p>The Heath and Hampstead Society submitted the following comment:</p> <ul style="list-style-type: none"> While not objecting to this NOI, I am nevertheless making the following comments: The lime tree is now leggy and with some deadwood, possibly contributed to by poor responses to past pruning. Removing the larger deadwood and taking the tree back to past pruning points is appropriate due to having pollarded it in the past: new growth has weaker attachment than original growth. However it is not appropriate to reduce the tree to reduce shading (the tree is to the north of the house in any case) certainly not to reduce leaf litter, and not to 'reduce end weight loading on re-growth points' at this stage and time. The growth is entirely vertical so there is very little end weight which doesn't need reducing more frequently than every 8-10 years unless the tree's decline speeds up, in which case it may require more extensive reduction. Once this work is done, savings in less frequent tree surgery costs could be put towards leaf raking-up and removal. | | | | | |

Assessment

The s.211 notification was for a crown reduction of a lime tree by up to 4m to the previous points of reduction. The tree is within the garden of a residential property that is situated within the Hampstead Conservation Area.

The large, mature lime is highly visible from the public realm and significantly contributes to the character and appearance of the conservation area. The tree provides a high level of amenity to the public.

The application was for a crown reduction by up to 4m. Following a site visit, the case officer considered that A. there are at least two points of previous reduction as the tree has been reduced a number of times historically and B. pruning to some of those previous points would be excessive, potentially harmful to the long term health of the tree and the amenity it provides.

The council sought to reduce the degree of proposed pruning and a revised specification was received from the agent in the form of an annotated photo. The revised pruning is considered to be of an acceptable level as it is unlikely to adversely affect the long-term health of the tree or the amenity it provides.

It is recommended that the application be approved.