

Delegated Report		Analysis sheet	Expiry Date:	05/01/2022
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2021/5770/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 Beech (T2) - Crown reduction in accordance with annotated photo. Lift crown to 4.5m above ground level with no cuts to exceed 25mm in diameter.				
Recommendation(s):	No Objection to Works to Tree(s) in CA			
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	00	No. of responses	06	No. of objections	06
Summary of consultation responses:	<p>The council received six consultation responses which are summarised below.</p> <ul style="list-style-type: none"> • This tree is visible from many directions including Church Row and the churchyard and is one of the glories of the conservation area, It stands facing our house and garden and forms an important screen for both properties. • We would urge the Council to attach strict conditions to any grant of permission to ensure the works will not adversely affect the health of these magnificent trees. • We would request that if permission is granted to prune them, such permission be clearly limited to the extent pruning is strictly needed to preserve the trees' health, and no more. We are worried that the copper beech in particular could suffer damage from pruning. We have already lost a number of trees in this area, and we should do the utmost to preserve trees and plant new ones as much as we can. • There has been no neighbourhood consultation re: this application • There has been no opportunity for comments on this application • Such drastic work to these important and well established trees needs further consideration. • This tree is of astonishing grandeur and has greatly enhanced the landscape for the whole area • I am aware that these trees are particularly sensitive to pruning and can be permanently damaged by unsympathetic treatment. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Heath and Hampstead Society submitted an objection summerised as:</p> <ul style="list-style-type: none"> • Shading and leaf litter are not valid reasons to reduce the tree • The tree is taller than the lime and is used to wind exposure • Creating unnecessary pollard points would reduce the amenity the tree provides • The birch saplings should be coppiced instead of lifting the beech. • The canopy of the tree should not be pruned to allow for light to reach PVs • The tree is visible from numerous public places • A TPO should be served if the tree is not ready subject to a TPO • Many trees have been felled to facilitate development at this site • The Hampstead Neighbourhood Plan Policy NE4: 'Supporting biodiversity' encourages an increase in canopy cover and enhancement of the status or population of priority habitats, species and wildlife movement as part of any landscaping scheme 					

Assessment

The s. 211 notification is for crown reduction and a crown lift of a beech tree that is situated within the garden of a residential property that is situated within the Hampstead Conservation Area. The tree is not subject to a TPO.

The mature beech tree is highly visible from the public realm and significantly contributes to the character and appearance of the conservation area. The tree is visible from numerous public vantage points and provides a high level of amenity.

The neighbouring lime tree has been crown reduced historically and permission is in place for another crown reduction. It is considered reasonable that a minor reduction in height of the beech be undertaken if the lime tree is to be re-reduced as they form one aerodynamic mass to some degree and are quite exposed to winds from the south west.

The originally proposed works were a 2m crown reduction and crown lift to 4.5m. Given the high value of the tree and the consultation responses, this was considered not to be specific enough and too much material to remove from the tree. The council requested that a revised, lesser degree of pruning be proposed which was forthcoming from the agent. The more recently submitted annotated photo shows a minor reduction in height, with no pruning of the sides of the crown. Also requested was more specific details relating to the proposed crown lift. The crown lift is proposed to ensure that other newly planted trees have sufficient clearance to achieve their potential. The revised crown lift specification includes a maximum cut diameter of 25mm. This will result in no major branch removal during the crown lift and no large wounds. The impact on the long-term health of the tree and the amenity the tree provides is considered to be of an acceptable level. The works are not considered extreme or drastic given the small amount of material proposed for removal.

The proposed works do not involve pollarding, unnecessary pollard points will not be created. The tree is afforded automatic legal protection as the property is situated within a conservation area.

In accordance with the council's Statement of Community Involvement, consultation letters are not sent to residents in neighbouring properties. The notification was open for comments online, as are all tree works notifications.

The tree provides a screening function, the amended proposed pruning is not considered to materially affect the screening the tree provides.

The council does not object to the proposed works.