

Delegated Report		Analysis sheet		Expiry Date:		02/03/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/0196/T			
Application Address				Drawing Numbers			
28 Park Village East London NW1 7PZ							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Horse Chestnut (T1) - Fell to ground level and treat stump to inhibit regrowth. 1 x Lime (T2) - Fell to ground level and treat stump to inhibit regrowth.							
Recommendation(s):		Objection 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	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the removal of a horse chestnut tree and a lime tree from the front garden of a residential property that is situated within Regent's Park Conservation Area. The notification has been submitted by a loss adjuster on behalf of an insurance provider due to property damage.

Both the horse chestnut tree and the lime tree are highly visible from the public realm and are visible from Park Village East, Mornington Street, Mornington Terrace, Mornington Place, Clarkson Row and Albert Street. The trees significantly contribute the character and appearance of the conservation area and compliment the setting of 28 Park Village East which is a grade II* listed building designed by John Nash.

The trees appear to be in at least fair condition, have a significant safe useful life expectancy and provide a high level amenity to the public. Both trees are mature and large, the horse chestnut tree is approx. 17m tall and the lime tree 14m tall.

The report submitted by the agent states that the trees are causing damage to a boundary wall and that the only viable option is to remove both trees to allow for repairs to be made. The council considers that the trees are of higher value than the wall. Further investigations should be undertaken to devise a solution that allows for the wall to be repaired and/or redesigned and both trees retained.

The council objects to the proposed works. A tree preservation order has been served to protect the amenity the trees provides and the character and appearance of the conservation area.