

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/03/2022	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2022/0247/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44 Denning Road London NW3 1SU							
<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: 2 x Limes (T1 & T2) - Fell to ground level.							
<b>Recommendation(s):</b>		Refuse application for works to tree(s) covered by a TPO					
<b>Application Type:</b>		Application for Works to Tree(s) covered by a TPO					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received one consultation response which is summarised below.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p>The Heath and Hampstead Society submitted an objection, summarised as:</p> <ul style="list-style-type: none"> <li>We agree with the arboriculturalist that a structural engineer is required to determine the fate of the wall.</li> <li>We suggest there be no rush to fell the trees, but advice sought from a structural engineer (as suggested but which has apparently not yet occurred) regarding how the wall in front of T1 and T2 can be safely re-built and supported with the trees retained.</li> <li>Retention of the Conservation Area character by re-using these bricks with appropriate mortar/pointing will also be essential.</li> </ul>					

## Assessment

The application is for the removal of two lime trees from the rear garden of a residential property that is situated within the Hampstead Conservation Area. Both trees are subject to ref. H13 1957 – G3.

The two mature lime trees are highly visible from the public realm and significantly contribute to the verdant character and appearance of the conservation area. The trees are situated within the rear garden but as the property is on a corner plot the trees are prominent in the streetscene on the Pilgrim's Lane frontage. The trees provide a high degree of amenity to the public.

The trees appear to be in at least fair condition and have a significant safe useful life expectancy. The trees have been maintained by crown reduction.

The trees are in contact with the boundary wall, which has been modified historically to allow for the retention of the trees. The boundary wall is considered subordinate to the trees. There is likely to be a design and/or engineering solution that would allow for the wall to be reconstructed and the trees retained. Input from a structural engineer has not been included with the submission, options that allow for the retention of the trees do not appear to have been explored.

It is recommended that the application be refused to protect the amenity the trees provide and the character and appearance of the conservation area.