

Delegated Report		Analysis sheet		Expiry Date:		24/03/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/0378/T			
Application Address				Drawing Numbers			
14 - 15 Wilmot Place London NW1 9JP							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Sycamore (T24) - Fell to ground level.							
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	38	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received one consultation response which is summarised below:</p> <ul style="list-style-type: none"> • The provides a screening function and gives us privacy • Removing the tree will reduce the value of our property • The trees in the conservation area have a very important positive impact on the area • If you are minded to grant the application, would it be possible to do so on the proviso that they replace it with a like for like tree that provides the same kind of privacy. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The application is for the removal of sycamore tree from the rear garden of a residential property that is situated in the Rochester Square Conservation Area.

The tree is growing in close proximity to a 3.5m high boundary wall that may collapse and requires reconstruction. The supporting letter from the project structural engineer states that excavation required to reconstruct the wall will be 900mm from wall. This will result in major root severance and likely render the tree unstable.

It is recommended that the application be approved and a replacement tree be secured by condition.