

Delegated Report		Analysis sheet		Expiry Date:		28/03/2022							
		N/A / attached		Consultation Expiry Date:									
Officer				Application Number(s)									
Nick Bell				2022/0585/T									
Application Address				Drawing Numbers									
37 Eton Avenue London NW3 3EP													
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
REAR GARDEN: 1 x Purple Plum (T1) - Fell to ground level.													
Recommendation(s):		No 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		09		No. of responses		02		No. of objections		02	
						No. electronic		00					
Summary of consultation responses:		<p>The council received two consultation responses.</p> <ul style="list-style-type: none"> We manage a block the rear of this property at Godolphin House on Fellows Road and represent the 28 owners and would like to object on behalf of our clients about the proposed removal of this tree. <ol style="list-style-type: none"> The application does not provide any photographic evidence nor report from the structural engineer of the alleged impact it may have on any wall. Trees provide an aesthetic and screening purpose for neighbouring properties and removal would reduce privacy. Environmentally trees provide habitation for wildlife and improve air quality loss and the removal of any tree should be controlled and a last resort. 											
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> This application provides insufficient evidence to justify the drastic step of felling a tree. A mature tree in good condition, with all the benefits it provides for the neighbourhood, should take priority over a boundary wall and the wall should be adjusted to accommodate the tree. 											

Assessment

The s.211 notification is for the removal of a purple plum from the rear garden of a residential block that is situated within the Belsize Park Conservation Area.

The tree is of minimal visibility from the public realm. The tree is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is small in size and is growing in close proximity to larger trees. The tree is not of a rare species and is of no known cultural or historic value. The tree is not considered to be a noteworthy example of its species.

The tree may provide some degree of screening between properties but this is considered limited given its position.

Submission of evidence is not a validation requirement of a s.211 notification.

It is not expedient for the council to serve a tree preservation order to protect the tree.

The council does not object to the proposed works.