

Delegated Report		Analysis sheet		Expiry Date:	08/04/2022
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2022/0766/T		
Application Address			Drawing Numbers		
14A Chalcot Gardens London NW3 4YB					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
SIDE GARDEN: 1 x Ash (T1) - Fell as close to ground level as possible. Grind Stump to max depth of 300mm below 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	35	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	The council received two consultation responses, summerised as: <ul style="list-style-type: none">I can't see any reason for this tree to be felled.We need to preserve trees for reasons of keeping the character of the area.Also as the climate gets warmer we will be glad of the shelter					
CAAC/Local groups* comments: *Please Specify	The Belsize Society submitted the following objection: This is a tall mature ash tree, visible from Chalcot Gdns and it forms part of a green oasis that includes a number of trees at the back of Chalcot Gdns, Primrose Hill Rd and Steele's Rd. This green area is important to the whole neighbourhood in counteracting the noise and air pollution from the busy local roads of England's Lane and Primrose Hill Rd and in providing a wildlife habitat. According to the Arboricultural Report "there are two reasonable remedial management solutions available," of which one is to "Reduce crown in height by 3.5-4m/Reduce lateral spread by 2.5-3m Reduction in crown size will create a diminished sail area and... create a marked lessening on the wind load bending moment [movement?] of the compromised stem base. As a result there would be a reduction of risk posed by the tree." The report prefers the alternative option of felling the tree but felling should always be the last resort so the pruning option should be adopted and the situation kept under review over the next few years.					

Assessment

The s.211 notification is for the removal of an ash tree from the rear garden of a residential property that is situated within the Eton Conservation Area.

The large mature ash tree is of low visibility from the public realm. The arboricultural report submitted with the notification details the advanced decay at the base of the tree and includes a resistograph assessment which also shows extensive decay in the stem. The tree is in extreme poor structural condition.

The report refers to heavy pruning to allow for the tree to be retained but recommends felling the tree. The degree of pruning required to temporarily retain the tree would destroy the amenity the tree provides. The council shares the view of the arboriculturalist.

The safe, useful life expectancy of the tree is reduced as a result of the decay. As such, it is not expedient for the council to serve a tree preservation order to protect the tree.

The council has no powers to add conditions, relating to replacement planting or otherwise, when determining s.211. notifications.

The council does not object to the proposed works.