

Delegated Report		Analysis sheet	Expiry Date:	09/02/2022
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2022/0004/T	
Application Address			Drawing Numbers	
34 Netherhall Gardens London NW3 5TP				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
FRONT GARDEN: 1 x Lime (T8) - Reduce all round by 3m - 5m. 2 x Lime (T6 &T7) - Pollard at 3m.				
Recommendation(s):		No objection 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	22	No. of responses	04	No. of objections	01
Summary of consultation responses:	<ul style="list-style-type: none"> • I write in full support of this application. The diseased tree is very close to the two either side of it. If it is not felled, the tree poses a real risk to the trees on either side. The appropriate felling of this tree will not cause any loss of visual amenity. I do not think that bird life will be affected. I am concerned about the height of lime trees and proximity to what is a low-lying felt roof property. In recent storms, branches/twigs of notable length have been falling from these trees. These are not substantial in width but can still harm when falling from height. These works would be reassuring, particularly in light of the much higher volume of footfall due to the Healthy School Streets scheme. Visually, pollarding the trees will greatly improve the line of sight by making the road look less lop sided. The council maintained trees seem to have been reduced drastically in height over the years, which makes the difference now very noticeable. • I fully support the proposed works. Public safety must be the priority. In light of the height of those trees, the decaying wound to T6 and the presence of Kretzschmaria Deusta in T7, it is clear that these works must be undertaken to ensure public safety. These works will bring those private trees to a height that is more in line with the public trees on the other side of the road, which have been cut much shorter. This would be more sensible and more harmonious. • 34 Netherhall Gardens has 8 lime trees in the communal front garden. The current planning application covers half of these trees which we fully support. As Public safety must be the priority; Considering the height of those trees, the decaying wounds to few of them and decease on some, it is clear that these works must be undertaken to ensure public safety. I should also point out that the height of Council (public) trees at half the height of these trees!!! This works will bring those private trees to a height that is more in line with the public trees on the other side of the road, which have been cut much shorter. This would be more safe, sensible, and more harmonious. We hope that the Council will ensure that ALL trees are reduced to the height of the public trees as soon as possible. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Belsize Society submitted the follow consultation response:</p> <ul style="list-style-type: none"> • For the Belsize Society: these mature lime trees are visually prominent in Netherhall Gardens and therefore have amenity value, and should be retained, broadly in their present state, if at all possible. No expert arboricultural report has been supplied concerning the condition of T6 and T7. If it proves necessary to fell T7, a replacement tree should be planted. 					

Assessment

The s.211 is for pruning and pollarding of lime trees that are situated with the communal garden of a residential property that is situated with the Fitzjohn's Netherhall Conservation Area.

The trees are all highly visible from the public realm and significantly contribute to the character and appearance of this part of the conservation area. The trees provide a high level of amenity to the public and trees of same species are found in many other front gardens along Netherhall Gardens.

The proposal originally including the fell of T7 due to the alleged presence of *Kretzschmaria deusta*, a wood decay fungi, at the base of the tree. The fungal fruiting bodies were not evident during a site visit and the tree contractor who advised the applicant revisited the site. The tree contractor was in agreement that the fruiting bodies were not evident. As such, the proposed felling of T7 was amended to "pollard at 3m above ground level" to match that of T6. Both T6 and T7 have large areas of decay and dysfunction on the stem. The pollarding will reduce the amenity and ecological services the trees provide but will also allow for their retention longer term. T8 has been reduced historically, the proposed reduction considered appropriate and proportionate. Lime trees respond to repeat pruning well.

There is some degree of local support for the proposed works. It is not expedient for the council to serve a tree preservation order to protect the trees. The council does not object to the proposed works