

Delegated Report		Analysis sheet		Expiry Date:		18/04/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/0896/T			
Application Address				Drawing Numbers			
Palmers Lodge 40 College Crescent London NW3 5LB							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>SIDE GARDEN: 1 x Sycamore (T1) - Fell to ground level. 1 x Sycamore (T2) - Fell to ground level. FRONT GARDEN: 1 x Lime (T3) - Re-pollard back to previous points. 1 x London Plane (T4) - Reduce overall crown by up to 3m whilst retaining even flowing canopy outline. 1 x Sycamore (T5) - Reduce overall crown by up to 2.5m.</p>							
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	28	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response, see below.					
CAAC/Local groups* comments: *Please Specify		<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> Lodge and the block of flats immediately to the south. They are highly visible from College Crescent and for a considerable distance along the street opposite, Belsize Park, and therefore have amenity value. There are too few trees in the immediate vicinity, with its proximity to the busy polluting roads of College Crescent and Finchley Road, and the loss of these two trees would have a significant deleterious effect on the neighbourhood. The two sycamores should only be felled as a last resort if they are terminally decayed. It is not clear from the application the extent and cause of the decay and whether the trees can possibly be "rescued". This should be ascertained before considering felling the trees. We do not object to the proposed pruning of the other trees. 					

Assessment

The s.211 notification is for the pruning and removal of various trees from within the grounds of a hostel that is situated within the Fitzjohn's Netherhall Conservation Area.

T1 – sycamore is an early mature sycamore tree located adjacent to the boundary which is proposed for removal. The tree is in an advanced state of decay at ground level.

T2 – sycamore is growing out of a crack in the carpark tarmac which is proposed for removal. There is a large wound and associated area of decay and necrosis toward the base of the stem.

T3 – lime is a large, mature tree that has been maintained by crown reduction. The notification seeks to repeat these works.

T4 – London plane is a large, mature tree. The notification seeks to reduce the crown by up to 3m.

T5 – sycamore is a 1m, medium sized early-mature tree. The notification seeks to reduce the crown by up to 2.5m.

The pruning works are considered not to be harmful to the amenity the trees provide or the character and appearance of the conservation area. The trees proposed for removal are considered to have a low safe, useful life expectancy.

It is not expedient for the council to serve a tree preservation order to object to the notification. The council does not object to the proposed works.