

Delegated Report		Analysis sheet	Expiry Date:	28/04/2022
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Tree Allocation			2022/0421/T	
Application Address			Drawing Numbers	
24 Lyndhurst Road London NW3 5NX				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>FRONT GARDEN: 1 x Magnolia (T3) - Lightly reduce spread by 0.5m - 1m.</p> <p>REAR GARDEN: 1 x Pittosporum (T4) - Lightly reduce spread by 0.5m - 1m with hedge trimmer & re-shape as necessary.</p> <p>1 x Red Plum (T5) - Fell as close as possible to ground level.</p> <p>1 x Pittosporum (T6) - Lightly reduce spread by 0.5m - 1m with hedge trimmer & re-shape as necessary.</p> <p>1 x Weeping Birch (T7) - Fell as close as possible to ground level.</p> <p>1 x Hazel (T8) - Fell as close as possible to ground level.</p>				
Recommendation(s):	No objection to notification of intended works to tree(s) in a conservation.			
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	13	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	The council received two consultation responses which summerised below:					
CAAC/Local groups* comments: *Please Specify	<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none">For the Belsize Society: No reasons are given for the felling of T5 - Red Plum & T7 - Weeping Birch. The presence of trees and their greenery makes an important contribution to the leafy character of this conservation area and trees should only be felled as a last resort. The photos suggest that the group of trees in the rear garden are quite overgrown and pruning should be considered in preference to felling. <p>The Hampstead CAAC submitted the following objection:</p> <ul style="list-style-type: none">HCAAC objects to the felling of these 3 no trees on the application registered on the 17 march 2022. The Red plum tree T5, Weeping Birch T7 and Hazel T8 are proposed for felling with no given proof. The inadequate information does not locate any of the tree positions or their state in the rear garden. This makes the assessment of these proposed fellings even more obscure. The photos provided of the rear garden; show a good series of trees that may require reduction of crown or pruning, but no felling! Please refuse this application as these felling's will further erode our wild life habitats and the green aspect of Hampstead; a feature noted in the adopted Neighbourhood plan and the Conservation area appraisal.					

Assessment

The s.211 notification is for various works to various tree including felling in the front and rear garden of a residential property that is situated within the Fitzjohn's Netherhall Conservation Area.

The proposed pruning of T3, T4 and T6 is considered minor in nature.

T5 – red plum, T7 – weeping birch and T8 – hazel are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area. They are all small, young or semi-mature trees that are adjacent to larger, more significant dominant trees. The garden is densely planted.

None of the tree proposed for removal are considered noteworthy examples of their species or to be of a rare species. They are of no known cultural or historic value. Justification for works is not validation requirement of s.211 notifications. The submitted plan locates the all the trees clearly.

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.