

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/04/2022	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2022/1140/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2 Priory Road London NW6 4SG							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
FRONT GARDEN: 1 x Horse Chestnut (T1) - Fell to ground level.							
<b>Recommendation(s):</b>		Objection to notification of intended works to tree(s) in a conservation area.					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>13</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		None received.					

## Assessment

The s.211 notification is for the removal of a horse chestnut tree from the front garden of residential property that is situated within the Priory Road Conservation Area.

The large, mature horse chestnut tree is highly visible from the public realm and significantly contributes to character and appearance of the conservation area. The level of public amenity the tree provides is heightened by its front garden position on a crossroad, affording views from many different vantage points including Priory Road, Kilburn Priory, Langtry Road and Belsize Road. The tree has been maintained by crown reduction.

The submission states that the *“Tree is close to the front of the house and blocks light to habitable rooms The tree is causing damage to the front boundary wall and the pavement at Priory Road.”*

It is considered that the loss of light could be mitigated against through pruning. The tree appears not to have been crown reduced since 2014 or 2015. No evidence has been submitted to support the claims that the tree is causing structural damage.

It is recommended that a tree preservation order be served to protect the character and appearance of the conservation area and the amenity the tree provides.