

Delegated Report		Analysis sheet		Expiry Date:		25/05/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/1358/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: 2 x Limes (Tillia Cordata) (G1) - Re-establish pollard at around 10m from ground level, ensuring new pollard points are established as per blue line denoted in photos.							
Recommendation(s):		Refuse application for works to tree(s) covered by a TPO					
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None received,					

Assessment

The TPO tree works application is for the reduction in height of the pollard points of two lime trees that are in the front garden of a residential property situated within the Fitzjohns Netherhall Conservation Area.

Both trees are highly visible from the public realm and are considered to significantly contribute to the character and appearance of the conservation area. There are many properties on Netherhall Gardens that have front garden lime trees which collectively form a landscape feature of this part of the conservation area.

The application trees have been maintained by crown reduction. The application seeks to significantly reduce the height of the reduction points in accordance with an annotated photo that has been submitted with the application. The justification for the proposed works is as follows:

“As per customers wishes, to form a more compact crown and reduce debris and encroachment also to keep an aesthetic look with surrendering areas”

This is not considered to be robust enough justification for the proposed works. The proposed would be harmful to the amenity the trees provide.

It is likely that an application to reduce the trees to the previous points of reduction would be approved. The applicant was given the opportunity to amend the proposed works but elected not to.

It is recommended that the application be refused to protect the amenity the trees provide and the character and appearance of the conservation area.