

Delegated Report		Analysis sheet		Expiry Date:	05/07/2022
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Nick Bell			2022/2263/T		
Application Address			Drawing Numbers		
7 Maresfield Gardens London NW3 5SJ					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
REAR GARDEN: 1 x Magnolia grandiflora (T1) - Fell to ground level. 1 x Eucalyptus (T2) - Fell to ground level. 1 x Holm Oak (T3) - Fell to ground level. 1 x Magnolia grandiflora (T4) - Fell to ground level. Group of 4 x mixed Conifer species including Leylandii and Spruce G1) - Fell to ground level.					
Recommendation(s):		No objection to notification of intended works to trees(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	44	No. of responses	04	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	<p>The council received four consultation responses which are summerised below:</p> <ul style="list-style-type: none">I would argue that in this case the reasons for felling are not convincing, just to replace existing trees with Leylandi is hot justifiable, indeed many might consider that Leylandi is a most inappropriate tree for this part of Hampstead. The application for felling should be refused with a recommendation for professional pruningLeylandii do not enhance biodiversity					
CAAC/Local groups* comments: *Please Specify	<p>The Belsize Society submitted the following response:</p> <ul style="list-style-type: none">The felling of these trees would be detrimental to the neighbourhood. They provide a green barrier between Maresfield Gardens and Finchley Road that offers some protection to local residents against the noise and air pollution of Finchley Rd. The current variety of trees also provides a habitat for wildlife, and replacement by a cypress hedge would have a negative effect on biodiversity and reduce the wildlife habitat. The wholesale removal of these trees will leave the houses on the Maresfield Gardens side without the benefit of trees for at least 2/3 years, assuming that the replacement cypress hedge will be the fast-growing leyland cypress. It would be preferable to plant in the gaps between the existing trees to maintain some variety and to avoid a period during which there is no green canopy at the back of 7 Maresfield Gdns. <p>Hampstead CAAC submitted the following response:</p> <ul style="list-style-type: none">The felling of these trees would be detrimental to The 'National Green policies and bio diversity' currently being advocated. In addition these large number tree fellings' will be against the green local policies of Camden Borough and recently adopted neighbourhood plans. These large existing trees act as a noise and pollution buffer between Maresfield Gardens and their adjoining neighbours at Mullion Court, 114, 113 Finchley Road and further Finchley Road. They also offer some respite amenity to the local residents against the traffic on Finchley Rd. The existing trees provide necessary habitat for wildlife, in the area and act as a passage or a green corridor to small birds and insects away from the Finchley Road. There is no justification for the removal of such large number of trees and grouping trees that have sustained adverse weather in so many years. Replacement planting will take many years to get established, we recommend that the planting of the new cypress hedges to be carried out without felling any of the trees. It must be possible to enhance the boundaries by positioning of planting in accordance with Aboricultural recommendations; avoiding the unnecessary felling of healthy trees.					

Assessment

The proposed works are for the removal of various trees from the rear garden of a residential property that is situated within the Fitzjohns Netherhall Conservation Area.

T1, T3, T4 and group of conifers are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area. T2 is partially visible from the public realm but only from a localised position between semi-detached properties.

All of the trees proposed for removal are non-native, exotic species and are of low biodiversity value. The trees are not considered to be noteworthy examples of their species and are not rare species. The trees are of no known cultural or historical value.

Justification for the proposed works is not a validation requirement of s.211 notifications.

The notification makes reference to replacing the trees with a cypress hedge. When determining s.211 notifications the council has no powers to add conditions of any kind, relating to replacement planting or otherwise. The council supports replacement planting but considered a cypress hedge to be of low biodiversity value and may not be the most suitable choice for this part of the conservation area due to the large size it may achieve.

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

The council does not object to the proposed works.