

Delegated Report		Analysis sheet		Expiry Date:		21/07/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/2504/T			
Application Address				Drawing Numbers			
32 Maresfield Gardens London NW3 5SX							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Ash (T1) - Fell to ground level and poison stump.							
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	04	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response, summarised 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: T1 is a tall, well-shaped ash tree, which is visible from Nutley Terrace and contributes to the streetscape and therefore has some amenity value. Trees are particularly important in preserving the leafy character of the Netherhall Neighbourhood and should only be removed as a last resort. The ash tree may benefit from pruning but there would appear to be no good reason to fell the tree. 					

Assessment

The s.211 notification is for the removal of an ash tree from the side garden of a residential property that is situated within the Fitzjohns Netherhall Conservation Area.

The tree is highly visible from the public realm and does contribute to the character and appearance of the conservation area.

The ash tree proposed for removal is semi-mature and is far from achieving its ultimate size and form. The tree is highly likely to be self-set which does not automatically devalue the tree but in this instance has resulted in it growing in a position in which it is not afforded the space it requires to achieve its potential. If retained the tree would be under extreme regular pruning pressure; given its young age and relative small size this is not considered sustainable. The future amenity potential of the tree is limited given its species and proximity to structures

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

The council does not object to the proposed works.