

Delegated Report		Analysis sheet		Expiry Date:		25/07/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/2534/T			
Application Address				Drawing Numbers			
22 Buckland Crescent London NW3 5DX							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Sycamore (T1) - Fell to ground level.							
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	56	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response detailed below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Belsize Society submitted the following consultation response:</p> <ul style="list-style-type: none"> For the Belsize Society: This tall sycamore tree is visible from Buckland Crescent between nos. 22 and 24. It also forms part of the narrow but important green corridor between Buckland Crescent and Belsize Park that provides some protection from the air and noise pollution of the nearby junction of College Crescent and Finchley Road. The green corridor is also important in providing a diverse wildlife habitat that extends along a series of trees. Felling trees should be a last resort and no good reasons or evidence are given for felling this sycamore. Pruning might assist in reducing the shade. 					

Assessment

The s.211 notification is for the removal of a sycamore tree that is within the rear garden of a residential property that is situated within the Belsize Park Conservation Area.

The sycamore tree is visible between a detached property and housing block offering a minor glimpse of the tree from the public realm. The degree to which the tree is visible from the public realm is considered low. The tree is not considered to significantly contribute to the character and appearance of the conservation area.

The tree has been poorly pruned historically. The tree is not considered a noteworthy example of its species. The tree is not of a rare species and is of no known cultural or historic value.

The tree is likely to be self-set. While this does not automatically devalue the tree, it has in this instance resulted in the tree growing in a position in close proximity to the rear elevation of the property. The tree will be under repeat pruning pressure if retained.

The tree is likely to help to reduce air and noise pollution

Given the low degree of public visibility, future pruning pressure and poor historic management it is not considered expedient for the council to serve a tree preservation order to object to the works.

The council does not object to the proposed works.