

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	24/08/2022
		N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>	
Nick Bell			2022/2985/T	
<b>Application Address</b>			<b>Drawing Numbers</b>	
11 Belsize Lane London NW3 5AD				
<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 Birch - Fell to ground level.				
<b>Recommendation(s):</b>		No 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>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>04</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The council received two consultation responses which are summarised below:</p> <ul style="list-style-type: none"> <li>Is this tree to be felled on grounds of its health? This type of birch tree is subject to peeling of its beautiful white bark, with natural replacement. But trees and shrubs in this area are subject to increasingly disastrous disease and death from fungus which is causing havoc all around. At 29 Belsize Avenue, rear garden, I lost shrubs and a similar birch tree planted in 2003, which was inspected by Camden (twice, without a final diagnosis), and left in the hope of a cure over two springs, by which time it was completely dead. From last autumn until now, I have lost a strong tree peony and am losing a rose on the divide between my garden and no. 31, where close by they have lost a superb 'Cornus contraversa' which dropped dead between this spring and summer, while a very large silver birch at 9 Village Close (Philippa Laval), on Belsize Lane, over the wall from our gardens at 29 and 31 on the Avenue, is dead and leafless and needs felling, and a spreading ornamental red plum next door at no. 10 V... C... (Turner), over the wall from me, is losing its normally dense leaves and is probably dying. For all this, it has proved IMPOSSIBLE to contact the Tree department at Camden to ask for a general inspection and assessment. I hope this will bring a response</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> <li>This is a tall, attractive silver birch that is visible from the street and contributes visually to the neighbourhood. It should be possible to find a remedy for the slight uplift to paving slabs within the garden, that does not require the felling of the tree.</li> </ul>					

## Assessment

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

The semi-mature, multi-stemmed birch tree is highly visible from the public realm and contributes to the character and appearance of the conservation area to some degree.

The tree was planted in approx. 2014. The justification for the works is:

*“This is a newly planted tree that is in an inappropriate location for the species. The tree is causing uplift of the pavement which could become hazardous to the occupants.”*

The council does not consider that the uplifting of the pavement is robust enough justification to remove the tree, however the inappropriate location element is. The tree is now in close proximity to the front elevation of the property and the side elevation of the next door property. The tree was planted approx. eight years ago and is far from achieving its ultimate height and spread, and is not afforded sufficient space to do so. The tree will be under repeat pruning pressure if retained, regrettably this is a case of not the right tree for the right place.

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.