

Delegated Report		Analysis sheet		Expiry Date:		21/09/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/3402/T			
Application Address				Drawing Numbers			
Front Works Of Fitzroy Yard Fitzroy Road London NW1 8TP							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT WORKS OF FITZROY YARD: 1 x Contorted Willow (T1) - Fell to ground level.							
Recommendation(s):		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	08	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received two consultation responses which are summarised below:</p> <ul style="list-style-type: none"> • My garden wall has been affected by this tree. I'm in favour of its removal. • The tree is a distinctive amenity value heritage tree in a conservation area - This is a request for a Tree Preservation Order. • More evidence is requested for the necessity to fell the tree • This well formed Willow has remained the same size for many years, is not dying, not a nuisance, is healthy and in good condition. • There is a duty to preserve or enhance the character or appearance of conservation areas as a whole and T1 does this, plus it serves the environment providing habitat. • Many neighbours in the community look out at the back of homes at this attractive tree on a daily basis and value it greatly 					
CAAC/Local groups* comments:		None received.					
*Please Specify							

Assessment

The s.211 notification is for the removal of a corkscrew willow tree from Fitzroy Yard, a privately owned area of land accessible from Fitzroy Road that is largely situated behind residential properties. The site is situated within the Primrose Hill Conservation Area.

The corkscrew willow tree contributes to the character and appearance of the conservation area. The Primrose Hill Conservation Area Statement in relation to sub area two states that:

“There are only a few street trees to the principal and secondary roads, and private trees are limited mainly to rear gardens and the front gardens of a number of properties on the south side of Gloucester Avenue. These trees are located typically where there are no views of parkland, clusters of trees or where the character of the built environment could potentially be very urban.”

The tree appears to be in at least fair condition physiologically, provides habitat potential and helps to combat climate change. The value of the tree to residents is increased given the low numbers of trees in the immediate vicinity.

The tree is allegedly causing damage to nearby structures. Further details were requested from the applicant, in response the council received photos which were not considered to justify the removal of the tree as the damage appears to be minor in nature.

It is recommended that a tree preservation order be served to protect the character and appearance of the conservation area and the amenity the tree provides.