

Delegated Report		Analysis sheet		Expiry Date:		04/10/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/3611/T			
Application Address				Drawing Numbers			
113 Frogna London NW3 6XR							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x London Plane - Reduce height by 30% or 10m - 15m. Reduce less on lower parts, 20% or 5m - 10m. Lift canopy over the garden area and garage roof as necessary.							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for a crown reduction of 30% or 10-15m of a London plane tree that is in the rear garden of a residential property that situated within the Hampstead Conservation Area.

This huge, broadly spreading mature London plane tree is likely to be in excess of 20m tall. The tree is situated within the back of the rear garden but its large stature results in a high degree of public visibility from Frogna Rise. The tree significantly contributes to the character and appearance of the conservation area.

The tree is evenly and densely foliated, appears to be in at least fair condition physiologically and has a long safe useful life expectancy.

Crown reductions are typically quantified as a percentage of the volume of the overall crown. This notification is for 30% or 10-15m which is far more than 30% and is close to half of the tree. Crown reducing this tree by 10-15m would destroy the amenity the tree provides and seriously harm the long term health of the tree. The size of the wounds created by such heavy pruning could become entry points for disease leading to decay. The pruning may not kill the tree but it would likely significantly reduce the safe useful life expectancy of the tree. The application form states that this degree of pruning was approved in 2016 but this is not the case.

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