

Delegated Report		Analysis sheet		Expiry Date:		20/10/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/3852/T			
Application Address				Drawing Numbers			
22 Howitt Road London NW3 4LL							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x Olive - 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	13	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: *Please Specify		The Belsize Society submitted the following objection: <ul style="list-style-type: none"> This is an attractive, well-shaped tree, highly visible from the street, and it makes a positive contribution to the streetscape. It is a modest-sized tree and presumably not of great age but its removal would be detrimental to the leafy character of the conservation area. The planning application does not offer any good reason for removing the tree. 					

Assessment

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

The small olive tree is approx. 2m high and has been tightly clipped. It is highly visible from the public realm but is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is not of a rare species and is of no known cultural or historic value. The tree is not considered to be a noteworthy example of its species and has little future potential as a future amenity due to the pruning regime it has been subjected to. The tree is of a non-native species and is of low biodiversity value.

Justifications for the proposed works is not a validation requirement of s.211 notifications.

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

The council does not object to the proposed works.