

Delegated Report		Analysis sheet		Expiry Date:		11/10/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/3681/T			
Application Address				Drawing Numbers			
52 Fellows Road London NW3 3LJ							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Poplar (T2) - Fell to near ground level and treat stump to inhibit regrowth. 1 x Ash (T3) - Fell to near ground level and treat stump to inhibit regrowth.							
Recommendation(s):		Part grant/ part refuse 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	30	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		The council received two objections to the proposed works which are summarised below: <ul style="list-style-type: none"> • I am opposed to the felling of the trees • I am not convinced the trees are responsible, we have had a hot summer. Pruning should be enough • T2 and T3 are far from the house • Both trees provide privacy and natural beauty • Both trees help to combat poor air quality which is particularly important as there are five schools on Fellows Road • The trees are important for biodiversity and provide benefits for the area 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the removal of an ash tree and a poplar tree from the rear garden of a residential property that is situated within the Belsize Park Conservation Area.

The poplar tree is visible from the public realm from Eton Avenue and provides amenity to the public. The tree contributes to the character and appearance of the conservation area.

The poplar tree forms part of a green corridor which extend along the rear gardens of Fellows Road and Eton Avenue, which is considered to be an important landscape feature and provide habitat.

There are at least six primary schools within 500m of the tree. The tree provides a valuable function of helping to combat air pollution which is of particular importance for children.

The notification alleges that the trees are contributing to vegetation related property damage. However, the information submitted is considered inconclusive; the level monitoring data does not show seasonal and therefore vegetation-related movement and there are damaged drains identified in the drainage survey which could be causing the damage.

It is recommended that a tree preservation order be served to protect the amenity the poplar tree provides and the character and appearance of the conservation area. The ash tree is suppressed by the neighbouring poplar and copper beech tree and is considered less significant and of lower public visibility than the poplar.

It is recommended that the notification be part granted and part refused.