

Delegated Report		Analysis sheet		Expiry Date:		12/10/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/3711/T			
Application Address				Drawing Numbers			
6 Bolton Road London NW8 0RJ							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
FRONT GARDEN: 1 x Ash - Fell to ground level & grind stump.							
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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The council received two consultation responses which are summerised as:</p> <ul style="list-style-type: none"> Is another tree or some kind of shrub going to be planted to replace the ash tree? Is it possible to find another solution instead of felling yet another tree in this area? is the wall really necessary? Felling a tree for this reason does not seem to me to be valid or sensible. The planning application does not specify if the tree will be replaced with another tree or not. The said tree is only 1 of the few grown trees on the street and removing it significantly impacts the amenity value of the area. The tree also provides privacy to our flat from the opposite flats. There will not be any need to remove the tree if instead of building a metal fence a plant hedge is used. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notice is for the removal of an ash tree from the front garden of a residential property that is situated within the St Johns Conservation Area.

This small semi-mature tree is highly visible from the public realm and contributes to the character and appearance of the conservation to some degree. However, the tree is likely to be self-sown which does not automatically devalue a tree but has in this instance resulted in the tree growing in a position which is unsustainable in the long term as the tree is not afforded the space it requires. The tree has many stems and has been pruned poorly in the past.

The tree may provide some degree of privacy between properties but this is not considered robust enough justification for the council to object to the removal of the tree.

When determining s.211 notifications the council has no powers to add conditions, relating to replacement planting or otherwise.

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.