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| Delegated Report | | Analysis sheet | | Expiry Date: | | 15/11/2022 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Nick Bell | | | | 2022/4244/T | | | |
| Application Address | | | | Drawing Numbers | | | |
| 22 Elsworthy Road London NW3 3DL | | | | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| <p>FRONT GARDEN: 2 x Cypress (T2) - Fell to ground level. 1 x Elder (T3) - Reduce in height to match hedge and prune to clear building by REAR GARDEN: 1 x Norway Maple (T4) - Crown reduce by 2m back to previous points and crown lift off footpath to 2.5m. 1 x Elder (T5) - Fell to ground level.</p> | | | | | | | |
| 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: | | <p>The council received one consultation response:</p> <ul style="list-style-type: none"> The cypresses contribute significantly contribute to the character and appearance of the conservation area. The trees provide habitat The trees have been allowed to become engulfed by climbers which should be removed, not the trees felled which would allow more light into the front garden The owners may want to remove the trees to allow for the creation of a car port. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | None received. | | | | | |

Assessment

The s.211 notification is for the removal of two cypress trees and the pruning of an elder tree from the front garden, and the removal of another elder and pruning works to a Norway maple in the rear garden from a residential property that is situated within the Elsworthy Conservation Area.

The cypress trees and the elders are visible from the public realm but are not considered to significantly contribute to the character and appearance of the conservation area due to their relative small size.

The cypress trees have become engulfed by climbers which has affected the foliage lower down the trees. The dead foliage will not regenerate on this coniferous species. The cypress trees are not considered to be noteworthy examples of their species.

The front garden elder is in extreme close proximity to the front elevation of the property and is engulfed in ivy and Wisteria to the point whereby the elder is barely visible.

The rear garden elder is visible from the public realm but is a shrub that is likely self-sown. While this does not automatically devalue the elder, it has in this case resulted in the elder growing in extreme close proximity to the boundary wall. It is not considered to be a noteworthy example of its species and is not of a rare species.

The rear garden pruning works are considered minor in nature and to not be harmful to the character and appearance of the conservation area.