

Delegated Report

Officer

Tom Little

Application Number(s)

2022/4660/T

Application Address82 Greencroft Gardens
London
NW6 3JQ**Proposal(s)**

FRONT GARDEN: 1 x Negundo Maple (T1) - Section fell to ground level and grind out stump.
REAR GARDEN: 1 x Plum (T2) - Clean to remove all diseased or crossing branches. Thin by 30% approx. 1m from height and up to 0.5m from lateral branches.
1 x Pear (T3) - Clean to remove all diseased or crossing branches. Thin by 30%, approx. 1m from height and up to 0.5m from lateral branches

Recommendation(s):**No Objection to Works to Tree(s) in CA****Application Type:****Notification of Intended Works to Tree(s) in a Conservation Area****Consultations****Adjoining Occupiers:**

No. notified

22

No. of responses

No. of objections

3**Summary of consultation responses:**

1. No reason is given for cutting down the maple tree. No tree should be cut down in this area without an overwhelming reason, such as imminent and real danger. This application should be denied unless such a reason can be demonstrated by an independent third party. Every tree that is removed destroys the area a little more: no tree can be cut down without a reason in a conservation area. People moving in know that there are trees, and that they require maintenance.
2. I strongly object to this application. The trees in South Hampstead contribute importantly to the unique nature of the neighbourhood. Each tree we lose in the front gardens of the houses detracts permanently from the environment and ambience of this area.
3. I object to the felling of the Negundo Maple in the front garden of this property. It is a mature tree and it will be a loss to the street. I don't recognise the description as "Small insignificant poor formed specimen" Any tree replanted is going to be significantly smaller. It may be true that the tree was in better shape before these works started but that is not the fault of the tree. What is the proposed 'replanting'?

CAAC/Local groups* comments:

*Please Specify

None

Assessment

The *Acer negundo* in the front garden of the property is in poor condition and unlikely to achieve its full potential. The pear is in decline with significant deadwood in the crown, it has low visibility from a public place and is not a particularly noteworthy tree.

The plum is very close to the property, with multiple stems from close to/ground level which are likely to grow into structural weaknesses, the tree has low visibility from a public place and is unlikely to fulfil its potential due to the proximity of the building and the resulting pruning pressure.

None of the trees is considered to fulfil the criteria necessary to justify serving a tree preservation order.