

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/12/2022	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2022/4364/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
28 Redington Road London NW3 7RB							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
REAR GARDEN: 1 x Beech (T7) - Fell to Ground Level and remove stump. 1 x Beech (T8) - Fell to Ground Level and remove stump. 1 x Beech (T9) - Fell to Ground Level and remove stump.							
<b>Recommendation(s):</b>		Approve application for works to tree(s) covered by a TPO					
<b>Application Type:</b>		Application for Works to Tree(s) covered by a TPO					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>30</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received one consultation response from a resident which is summarised below: <ul style="list-style-type: none"> <li>I am opposed to the felling of this tree as it changes the nature of the garden and the area which is a leafy conservation area. I own a flat which overlooks this garden and it will lead to a reduction quality of life in the area. Additionally the garden has had trees for many years and use by local birds including owls should be investigated.</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Redington Frogna! Association submitted an objection which is summarised below: <ul style="list-style-type: none"> <li>We object to felling the four beech trees at 28 Redington. It is a large property, and the photos of their application don't support removing more tree canopy, it shows a simple preference to remove them, though they contribute to the biodiversity of the area.</li> <li>There are engineering solutions that allow for trees to be retained in much more challenging circumstances, if they desire, without threatening their insurance.</li> </ul>					

## Assessment

The application is for the removal of three beech trees from the rear garden of a residential property that is situated within the Redington Frogna Conservation Area. The property is under development.

The three early mature beech trees form one collective mass aesthetically and aerodynamically, and are in close proximity to one another. Their form reflects that, they are not broadly spreading. The trees are in close proximity to the rear elevation of the property.

The trees are to be retained as part of the planning permission which is under implementation. The trees are causing direct damage to a retaining wall between properties. If retained an engineering solution will be required. The trees are not afforded the space they require, if retained they will be subject to repeat pruning. Beech trees do not tolerate heavy pruning well.

The garden is well wooded with a broad range of mature trees. The proposed replacement planting is considered to mitigate the loss of amenity provided by those proposed for removal, in a more sustainable way as the replacement trees will be afforded the space they require.

The proposed replacement planting is considered to mitigate the loss of amenity and enhance the biodiversity of the site.

It is recommended that the application be approved and the proposed replacement planting be secured via condition.