

Delegated Report		Analysis sheet		Expiry Date:		28/11/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/4486/T			
Application Address				Drawing Numbers			
28 Redington Road London NW3 7RB							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Beech (T10) - Fell to ground level and treat stump.							
Recommendation(s):		No objection to notification of intended works to tree(s) in 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	00
				No. electronic	00		
Summary of consultation responses:		The council received one residents consultation response: 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.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Redington Frognaal Association submitted an objection which is summarised below: 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. There are engineering solutions that allow for trees to be retained in much more challenging circumstances, if they desire, without threatening their insurance.					

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 Froggnal Conservation Area. The property is under development.

The early mature beech tree is one of a group of beech trees which has collective mass aesthetically and aerodynamically, and are in close proximity to one another. Their form reflects that, they are not broadly spreading.

This beech tree is of minimal public visibility and is not considered to significantly contribute to the character and appearance of the conservation. The tree provides minimal amenity to the public.

The tree is not considered to be a noteworthy example of its species and is not of a rare species. The tree is of no known cultural or historic value.

The group of beech trees, of which one is the subject of this s.211 notice, 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 secured under TPO tree works application ref. 2022/4364/T dated 12/01/2023.

It is not expedient for the council to serve a tree preservation order to object to the proposed works.

The council does not object to the proposed works.