

Delegated Report		Analysis sheet		Expiry Date:		22/02/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/0133/T			
Application Address				Drawing Numbers			
32 Belsize Grove London NW3 4TR							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Catalpa - Fell to ground level.							
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	02	No. of responses	03	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received three consultation responses which are summarised below:</p> <ul style="list-style-type: none"> This tree is diseased and has a large vertical split in the main trunk and splits in two main branches. As a result, it is in danger of falling onto neighbouring plots, causing potentially serious damage. The felling of the tree should be conditional on the replanting of one or two trees of the same type. 					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Belsize Society submitted the following objection:</p> <ul style="list-style-type: none"> For The Belsize Society: this Catalpa was one of Belsize's most magnificent trees and it is surprising it isn't subject to a TPO. The possibility of pruning to remove the decayed parts should be considered before resorting to felling the tree. 					

Assessment

The s.211 notification is for the removal of a mature Catalpa tree from the front garden of a residential property that is situated within Belsize Park Conservation Area.

The tree is highly visible from the public realm and contributes to the character and appearance of the conservation area. The tree has been maintained by cyclical crown reduction.

The tree is in poor condition both structurally and physiologically. There is decay present on the stem and primary limbs and is sparsely foliated. There is a large split at crown break.

The tree has already been pruned heavily, further pruning is not considered to be a viable strategy to allow for the tree to be retained. The tree is considered to have reached the end of its useful life.

The council has no powers to add conditions of any kind, relating to replacement planting or otherwise, when determining s.211 notifications.

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.