

Delegated Report

Officer

Tom Little

Application Number(s)

2023/1964/T

Application Address

55 Fitzroy Park
London
N6 6JA

Proposal(s)

REAR GARDEN: Group of Holly and Lilac (SG3) - Fell to near ground level and treat stump to inhibit regrowth.

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	0	No. of responses		No. of objections	1
Summary of consultation responses:	None					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Council received the following comments from the Highgate Neighbourhood Forum:</p> <p>We would like to see suitable replacement small trees or bushes planted. Highgate Neighbourhood Plan Policy OS2: Protection of Trees and Mature Vegetation II. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. If such a loss is shown to be absolutely necessary, new development will be expected to submit proposals for suitable replacements, like for like replacement being supported where appropriate and feasible.</p> <p>The following comments were received from the Highgate conservation area advisory committee:</p> <p>Whilst there would be no objection to the felling of this group of trees/shrubs, as they are not of particular merit and are growing very close to the building, it should be noted that there is a subsidence claim here that suggests felling several other trees. The applicant should not be allowed to put in more piecemeal applications for fellings in the same garden. Any trees felled should be replaced with suitable new trees in more appropriate positions in the gardens</p>					

Assessment

The tree/shrubs are not considered to be worthy of being brought under the protection of a tree preservation order, they have low visibility from the public realm, are not particularly large or noteworthy examples of their species, have no known cultural or historical significance and do not have any particular ecological value.

As the trees are not dead/dangerous or protected by a tree preservation order the Council is not in a position to require replacement planting.

It should also be noted that the Council is not able to prevent the submission of subsequent tree works applications for the same garden.