

Delegated Report

Officer

Tom Little

Application Number(s)

2022/2820/T

Application AddressHillway Garage
Hillway
London
N6 6QB**Proposal(s)**

REAR GARDEN: 2 x ash fell to ground level.

Recommendation(s):

No objection to works to trees in a conservation area

Application Type:

Notification of works to trees in a conservation area

Consultations**Adjoining Occupiers:**

No. notified

16

No. of responses

10

No. of objections

10

Summary of consultation responses:

1. The Council received a number of objection to the removals of the ash trees in question which have been given consideration and can be viewed online.

CAAC/Local groups* comments:

*Please Specify

The Council received objections from the Holly Lodge and Dartmouth Park Conservation Area Advisory Committees the contents of which have been noted and can be viewed online.

Assessment

The ash trees in the area to the rear of Hillway Garage are visible from a number of public or semi-public places in the vicinity of the garage. They are considered to provide visual amenity and make a positive contribution to the character and appearance of the conservation area. Based on appearance they would be considered to be worthy of being brought under the protection of a TPO.

However the trees are growing in a very narrow strip of land adjacent to the wall of a structure. The trees are in direct contact with the structure. The growing position of the trees is not sustainable as any lateral growth of the main stems will cause damage to the structure if this is not already occurring as alleged in the application (no evidence to this effect was submitted), furthermore, the trees themselves are grafting over the top of the wall which is itself a structural weak point in the tree which would significantly impact on the safe useful life expectancy and structural integrity of the trees themselves.

In view of this, it would not be expedient to bring these trees under the protection of a tree preservation order.