

Delegated Report		Analysis sheet		Expiry Date:		02/10/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2023/3432/T			
Application Address				Drawing Numbers			
40 Hillway London N6 6HH							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Cypress (T3) - 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	03	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>The council received one consultation response:</p> <ul style="list-style-type: none"> I am the freeholder of the property, this has been submitted without my knowledge. The tree is well established, I am undertaking my own survey. The tree is between 60-100 years old and forms part of the rear garden landscape. The tree provides a screening function. The application has been submitted prematurely. There may be alternate view and options. I have asked the applicant to withdraw the application. I would be grateful for confirmation (i) that the application is not being progressed at this time and (ii) that I will have an opportunity to make representations on the application once I have the conclusions of a qualified professional. I would be grateful for relevant contact details of the tree officer at the local authority with whom I might discuss this matter. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for the removal of a cypress tree that is within the rear garden of a residential property that is situated within the Holly Lodge Estate Conservation Area. The documents submitted with the notification allege that the tree is contributing to property damage at a neighbouring property.

The large, mature cypress tree is visible from the public realm and contributes to the character and appearance of the conservation area to some degree. The tree is visible from the public realm on Hillway and Makepeace Avenue.

The tree is growing in extreme close proximity to a housing block on Makepeace Avenue. This large, fast growing species is yet to achieve its ultimate height and spread and is not afforded sufficient space to do so. Cypress trees do not typically tolerate pruning well.

The tree is not of a rare species and is not considered to be a noteworthy example of its species. It is of no known cultural or historic value. As a non-native conifer the tree is of low biodiversity value.

The application alleges that the tree is contributing to structural damage at a garage in a neighbouring site. No level monitoring data has been submitted.

Anyone is within their rights to submit a s.211 notification, irrespective of ownership, with or without interaction with the owner.

Prior to determination, contact was made with the owner as per their request via an objection, however a response was not forthcoming.

It is not expedient for the council to serve a tree preservation order to protect the tree. This decision in no way prejudices the rights of the owner of the tree and does not constitute a ruling on whether or not the tree is contributing to property damage.

The council does not object to the proposed works.