

Delegated Report		Analysis sheet	Expiry Date:	18/10/2023
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2023/3718/T	
Application Address			Drawing Numbers	
Sunbury Fitzroy Park London N6 6HX				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
REAR GARDEN: 1 x Ash (T1) - 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	07	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	The council received one consultation response, detailed below.					
CAAC/Local groups* comments: *Please Specify	<p>On principle, we are against the felling of trees. 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. Although the photos suggest the tree is diseased, there is no suggestion of a more positive form of management. DEFRA guidance on ash trees, is to retain as many of them as possible, in the hopes of finding chalara resistant strains. It may be noted that several mature trees have been felled in this area in the last few years, notably on the Haversham Place Estate. Nevertheless, there are few groups of mature trees that provide not only Ahabitat, but stepping stones, for wildlife. This mature tree is part of one of them. If the tree is to be cut down, a suitable replacement tree should be planted. Louise Lewis Highgate Neighbourhood Forum</p>					

Assessment

The s. 211 notification is for the removal of an ash tree from the rear garden of a residential property that is situated within the Highgate Village Conservation Area.

The ash tree has a large cavity at height on the stem and a large area of necrosis at the base of the stem. This is considered to significantly reduce the safe, useful life expectancy of the tree. As such, it is not expedient for the council to serve a tree preservation order to object to the proposed works.

The council shares the view of the objector that chalara aka ash dieback resistant trees should be retained where possible. Unfortunately in this instance, irrespective of ash die back the tree is not sustainable in its condition to be retained in the long-term.

The council does not object to the proposed works.