

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/4435/T

Application Address

21 Hampstead Lane, London N6 4RT

Proposal(s)

FRONT GARDEN: 1 x Lawson Cypress (T1) - Fell to ground level.

Recommendation(s):

No objection to Emergency Works in a conservation area.

Application Type:

(CA) Notification of Emergency Works to Dead/Dangerous Tree(s)

Consultations

Adjoining Occupiers:

No. notified

0

No. of responses

1

No. of objections

0

Summary of consultation responses:

None received.

CAAC/Local groups* comments:

*Please Specify

One response was received from Highgate Neighbourhood Forum, which is summarised as follows:

- We...ask whether it would be appropriate to apply section 213 of the Town and Country Planning Act and ask for a suitable replacement tree to be planted.*

Assessment

The 5 day Emergency Works notification is to remove a Lawson Cypress from the front garden of a private residence on Hampstead Lane, situated within the Bloomsbury Conservation Area.

The tree has a significant lean, which has increased dramatically recently, leading to concerns of imminent failure, falling across the adjacent highway.

As part of the notification the agent submitted photographic evidence that the stem is leaning more than recent online street mapping indicates, supporting the claim of the sudden increase in the lean.

As the tree is to be removed within a conservation area under a 5 day dead / dangerous notice, the owner has a duty under Section 213 of the Town and Country Planning Act 1990 (as amended) to plant a replacement tree. The planting process should take into account the standards set out in BS8545:2014. The tree should be suitably staked and tied. The replacement should be planted by the end of the next planting season between the start of November 2023 and the end of March 2024. Failure to plant an appropriate replacement tree may result in the Council serving a Tree Replacement Notice.

The council does not object to the proposed works.