

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/4438/T

Application Address

29 Hampstead Lane, London N6 4RT

Proposal(s)

FRONT 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

Consultations

Adjoining Occupiers:

No. notified

14

No. of responses

2

No. of objections

2

Summary of consultation responses:

The Council received one response to the application, which is summarised as follows:
We...object to the removing (felling) of this in bloom healthy Ash Tree located in a listed conservation area. Too many trees on and around Hampstead Lane have been either pruned right back or felled.

CAAC/Local groups* comments:

*Please Specify

One response was received from Highgate Newtown Forum:
As can be seen in the photographs below, this is a prominent tree along Hampstead Lane providing all the benefits that trees confer and adding to the character of the road and the Conservation Area. It is worthy of a TPO The tree should be preserved, though the Tree Officer may consider it appropriate to prune the tree as was allowed under application 2016/4739/T. As for the wall, the applicants may find it effective to remove some of the hard standing around the tree allowing water to reach its roots. Alternatively they should rebuild the wall around the tree as has been effectively done with other front walls in the area.

Assessment

The S.211 notification is to carry out works to a mature Ash tree in the front garden of a private residence on Hampstead Lane, situated within the Highgate Village Conservation Area.

The proposed work is to fell the Ash tree, the justification is that '*...the roots are damaging the front wall facing the street of Hampstead Lane.*'

The tree is in a prominent location and appears to be of fair physiological condition. It has previously been managed via crown reduction. It is a medium / large tree with three stems that sub-divide from the basal area at around 1m above ground level.

As part of the notification the applicant has submitted photographic evidence to support this. A site visit confirmed that the wall structure appears to be distorted and is bowing outwards. It is not clear however what the cause of this is.

During the site visit it became apparent that there are a number of physiological concerns with the tree. There are two severe 'V'-shaped unions at the base of the tree that are major structural defects. The base of the tree appears to be growing from an area of banked earth, from which a hedge is also growing. The morphology of the base of the tree is such that it likely requires regular and constant re-reduction to eliminate the possibility of it becoming unstable. There is a significant lesion on one of the three stems, which although is in the process of generating reactive growth to occlude the area of

dysfunction, this still presents some concern for the future structural integrity of the stem. There is deadwood in the crown, with some significantly sized pieces being at the top of the stems which is considered to demonstrate some degree of physiological dysfunction.

As is stipulated in the Government's guidance on Tree Preservation Orders and trees in conservation areas, 'Public visibility alone will not be sufficient to warrant an Order.'

As the tree is not of unusual, rare species or any known cultural or historic value and is not an exemplary specimen, it is not expedient for the Council to serve a TPO.

The council does not object to the proposed works.