

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/4581/T

Application Address

8 Highgate West Hill, London, N6 6JR

Proposal(s)

FRONT GARDEN: 2 x Silver Birch (G1) - Fell as close to tree's current ground level as possible and leave the stump in the ground.

1 x Ash (T1) - Crown clean by removing rubbing and significantly damaged branches.

1 x Crab Apple (malus sp) (T2) - Crown thin by approx. 30%.

REAR GARDEN: 1 x Leylandii & 1 x Bay (G2) - Reduce height by approx. 2m - 2.5m and trim all round as hard as possible whilst retaining a green screen.

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

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 Newtown Forum (HNF):
We have no objection to the general pruning in this garden but we regret the felling of two mature silver birches which add to the density of the growth in the front garden and, therefore to the character of this section of Highgate West Hill. The trees appear somewhat etiolated and may detract from the ecology of the immediate area around them. We can see advantages in opening up the front garden. However in view of the Mayor of London's commitment to increasing canopy and improving bio-diversity, if the trees are felled, suitable replacement trees should be planted.

Assessment

The S.211 notification is to carry out works to six trees in the front and rear gardens of a private residence on Highgate West Hill, situated within the Highgate Village Conservation Area.

The majority of the works are pruning / maintenance works and were not objected to. In the response received from Highgate Newtown Forum, a comment was made regarding the felling of two Silver Birch trees in the front garden.

An informative will be added to the decision notice to remind the applicant that the landowner has a statutory obligation to plant a replacement tree in accordance with s.213 of the Town and Country Planning Act, however the replacement will not be secured via condition. Local authorities have no powers to add conditions on any kind, relating to replacement planting or otherwise, when determining s.211 notifications.

As the trees are dead, it is not expedient for the Council to serve a TPO.

The council does not object to the proposed works.