

Delegated Report

Officer

Liam Vincent

Application Number(s)

2023/5145/T

Application Address

5 Fitzroy Close, London N6 6JT

Proposal(s)

FRONT GARDEN:

1 x Willow (T1) - Reduce height to halfway between previous pollard points and ground level, approx. 3m from ground level.

1 x Plum (T3) - Fell to ground level.

1 x Cercis (T4) - Remove two stems to ground level.

1 x Elaeagnus (T5) - Reduce height to approx. 1.5m from ground level.

1 x Acer (T6) - Remove stem over hive, to wall height.

Recommendation(s):

No Objection to Works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations

Adjoining Occupiers:

No. notified

5

No. of responses

1

No. of objections

0

Summary of consultation responses:

None

CAAC/Local groups* comments:

*Please Specify

Highgate Newtown Forum responded as follows:

Please note that this application is at the same address as 2023/5203/T Heathfields Park Merton Lane London N6 6NA . Overall two trees would be felled and many others drastically reduced, significantly increasing the impact of the proposals.

Such drastic reductions would also reduce screening to the neighbouring properties.

It should be noted that many trees have been felled in this area between Merton Lane and Fitzroy Park. The trees provide a useful passage between Hampstead Heath and Highgate Cemetery. The gradual attrition of trees is detrimental to the sylvan nature of the area, to the environment and particularly to wildlife habitat. No reason is given to fell or reduce the trees.

Highgate Neighbourhood Plan

Policy OS2: Protection of Trees and Mature Vegetation.

1. 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.

Assessment

The S.211 notification 2023/5203/T is assigned to another case officer, who will assess the proposals on their own merits.

This S.211 notification is to carry out works to five trees in the side and front gardens of a residential property that is situated within the Highgate Village Conservation Area.

The property is in the corner of a small cul-de-sac and as such is of very limited visibility from a public place. There is no visibility of the application address from the route between Merton Lane and Highgate Cemetery mentioned in the comment received.

The proposed works include the removal of a 5m tall Plum tree, which is beyond a group of trees at the front boundary of the property and as such is of very limited / negligible visibility, and not a rare or unusual species. Other proposed works are crown reductions, which are somewhat significant, but are not considered detrimental to the long-term health of the trees and are maintenance works retaining the trees rather than seeking to remove them.

There is no requirement for reasons for proposed works to be given for a S.211 notification.

It would not be expedient for The Council to serve a TPO. The Council does not object to the proposed works.