

Delegated Report		Analysis sheet	Expiry Date:	22/01/2024
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2023/5203/T	
Application Address			Drawing Numbers	
Heathfields Park Merton Lane London N6 6NA				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
REAR GARDEN: 1 x Ash (T7) - Fell to ground level. 1 x Ash (T8) - Reduce height by approx. 7m.				
Recommendation(s):		No objection to notification of intended works to trees 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	00	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	The council received two objections, both from Highgate Neighbourhood Forum. Both objections are below.					
CAAC/Local groups* comments: *Please Specify	<p>Highgate Neighbourhood Forum submitted the following objections:</p> <ul style="list-style-type: none"> Although the address is given as Merton Lane, the only road marked is Fitzroy Close so it is difficult to ascertain the precise location of the trees. There is no tree report for the trees and no indication of their height. It is unclear whether a 7 metre reduction for T8, is appropriate or not. 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 two trees and it is government policy to preserve ash trees as much as possible, in the hope of finding a chalara resistant strain. Please note that this application is at the same address as 2023/5145/T 5 Fitzroy Close London N6 6JT. On the same sketch map, which is attached to that application, it would seem that T7, is in the front garden. Overall two trees would be felled and many others drastically reduced, significantly increasing the impact of the proposals. 					

Assessment

The s.211 notification is for the removal of an ash tree and a 7m reduction of another ash tree in the rear garden of a residential property that is situated within the Highgate Village Conservation Area.

The early mature ash trees are of low visibility from the public realm and are not considered to significantly contribute to the character and appearance of the conservation area. The immediate area is densely wooded with other nearby trees providing canopy cover, amenity, screening and habitat potential.

The trees are not considered to be noteworthy examples of their species and are not of a rare species. The trees are of no known cultural or historic value. The tree provide a low level of amenity to the public.

The submission of an arboricultural report, a tree survey or justification for the proposed works is not a validation requirement of s.211 notifications. The plan submitted, while basic, is considered sufficient to indicate where at the property the trees are situated.

It is not expedient for the council to serve a tree preservation order to protect the trees.

The council does not object to the proposed works.