

Delegated Report		Analysis sheet		Expiry Date:		25/04/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/1043/T			
Application Address				Drawing Numbers			
Flat 1 23 Hampstead Lane London N6 4RT							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Pear (T1) - Remove right hand arm growing out of alive stem, which is overhang the applicant's property. Cut back remaining growth toward the boundary by 1m - 1.5m.							
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	07	No. of objections	07
				No. electronic	00		
Summary of consultation responses:		<p>The council received seven consultation responses which are summarised below:</p> <ul style="list-style-type: none"> • A large section of my tree has already been cut down without permission. • The pear tree is huge, green, beautiful and healthy. • A site visit should be made. • Planning permission is not in place for works that have already taken place • The applicant is attempting to mislead the planning officer. • An enforcement case has been opened. • The planning application should be rejected for conservation and biodiversity. 					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for pruning works to a pear tree. The tree is in the rear garden of residential property that is situated within the Highgate Village.

The pear tree is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The works are required to facilitate the installation of a new fence along the boundary between rear gardens, both of which are at 23 Hampstead Lane properties.

The tree is not a noteworthy example of its species and is not of rare species. The tree is of no known cultural or historic significance. The proposed works are not considered to cause harm to the character and appearance of the conservation area.

An error was made at application stage when the location of the tree was recorded on the application form at Flat A, 23 Hampstead Lane when in fact the tree is within the rear garden of Flat 2, 23 Hampstead Lane. This has since been rectified.

A site visit has been made. Minor tree works were undertaken unlawfully prior to determination. It is not expedient for the council to take formal action given the small scale of the unauthorised works. As such the associated enforcement case will with closed.

The council does not object to the proposed works. It is not expedient for the council to serve a tree preservation order to object to the work.