

Delegated Report

Officer		Application Number(s)					
Liam Vincent		2024/2867/T					
Application Address							
Highgate Cemetery, Swain’s Lane N6 6PJ							
Proposal(s)							
WEST CEMETERY BEER MAUSOLEUM: 1 x Holly (Ilex aquifolium) (T85) - Fell to ground level. 1 x Oak (Quercus Ilex) (T86) - Fell to ground level. 1 x Oak (Quercus Ilex) (T87) - Fell to ground level. 1 x Oak (Quercus Ilex) (T88) - 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	1	No. of responses	1	No. of objections	1
Summary of consultation responses:		The Council received one response to the proposed works, which is as follows: <ul style="list-style-type: none">I would like to object to the felling of these wonderful trees, particularly the oaks.					
CAAC/Local groups* comments:		<ul style="list-style-type: none">None received.					
*Please Specify							

Assessment

The S.211 notification is to remove four trees – A Holly (T85) and three Holm Oaks (T86, T87 & T88) from around the Beer Mausoleum in the West Cemetery. This location is within the Highgate Village Conservation Area.

The reasons for proposed removals are given as:

- Our Conservation experts, West Scott Architects, advise removal of these trees to protect the integrity and structural stability of The Beer mausoleum a grade 2 starred building
- The following statement was prepared by West Scott Architects:
 - "The mausoleum design has no gutters or downpipes, instead rainwater discharges from the roof at the corners. Much of this cascades onto the plinth and walls lower down, saturating the stonework. The effect of the trees, being evergreen, is to create a year-round shaded microclimate that prevents the stonework from ever drying out properly. This has started to take its toll on the (very fine) internal mosaic finishes, which are now being seriously degraded.
 - We are developing proposals for interventions at high level to better shed the water clear of the building, but these will be limited by the need to avoid visual harm to the mausoleum and will not completely resolve the problem. Some wetting of the stonework plinth will still occur, and this needs to be able to evaporate outwards rather than migrating towards the interior. Removal of the adjacent trees will increase airflow and sunlight, allowing moisture levels in the stonework to return to gradually stabilise at drier levels, and is therefore essential to safeguarding the monument's long-term future.

- *Removal of T86 can be expected to make an immediate difference to the moisture regime in the mausoleum. Removal of trees T85, T87 and T88 is also needed to arrest the degradation of the mausoleum's interior."*

The trees are not in a location of high visibility from a public space, nor are they in a position that is sustainable in the long term. Additionally, the trees are not of a rare or unusual species, or of any known cultural or historic importance.

It would not be expedient to TPO the trees.

The Council does not object to the proposed removal of these trees.