

Delegated Report

Officer		Application Number(s)					
Liam Vincent		2024/3663/T					
Application Address							
18 Highgate West Hill N6 6NP							
Proposal(s)							
<p>FRONT GARDEN: 1 x Cherry (T1) - Fell to ground level and apply systemic herbicide.</p> <p>REAR GARDEN: 1 x Cotoneaster (T2) - Thin crown density evenly throughout by approx. 20%. Reduce over extended branches which protrude from the main crown structure, back into main crown structure up to approx. 1.2m. Raise crown by approx. 1m. 1 x Multi-stemmed Lilac (T3) - Remove 1 x mature stem to the rear of the plant.</p>							
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	6	No. of responses	2	No. of objections	1
Summary of consultation responses:		The Council did not receive response to the proposed works.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<ul style="list-style-type: none"> • <i>Highgate Conservation Area Advisory Committee.</i> <ul style="list-style-type: none"> ○ <i>No photograph of the cherry tree the applicant seeks to fell is provided. If the tree is not a significant one, and is too large for the space it is growing in, then it may be appropriate to fell it, but another suitable tree should be planted elsewhere in the garden. No objection to the proposed works at the rear.</i> • <i>Highgate Neighbourhood Forum</i> <ul style="list-style-type: none"> ○ <i>T1 cherry. This stretch of road, between 17, itself and 21 has very little greenery. The narrow pavement is half taken up by parking. This tree offers a bit of welcome relief and gives pleasure, particularly in the spring. If the applicant feels it is encroaching, perhaps some judicious pruning would offer a solution. If the tree is felled, we should like to see some replacement planting to improve the prospect of the street scene. In any event we object to the use of systemic herbicide. If the tree is to be felled, the roots should be grubbed out.</i> ○ <i>T2 and T3 no objection.</i> 					

Assessment

The s.211 notification is to remove a small / medium Cherry tree (T1) from the front garden, and in the rear garden carry out pruning / maintenance to a Cotoneaster (T2) and remove 1 x mature stem to the rear of the plant from a multi-stemmed Lilac (T3). The works are proposed to be carried out on trees at a private residence on Highgate West Hill, which is within the Highgate Village Conservation Area.

The reasons for the proposed works are:

T1 - This tree is growing on a terraced planting bed in the very small front garden within very close proximity to the building. Control encroachment.

T2 - General maintenance.

T3 - To increase space and light levels.

T1 is readily visible to the north and south on Highgate West Hill, and provides colour in an otherwise sparsely planted location. However, due to it being in an unsustainable location, past management has resulted in it being of poor form.

The tree is not of a rare species and is not considered a noteworthy example of its species.

The tree is of no known cultural or historical significance.

While the loss of T1 is regrettable, it would not be expedient to serve a TPO to prevent the removal. Unfortunately, prescriptive maintenance operations and replacement trees cannot be conditioned within a s.211 notification.

There are no objections to the other works proposed.

The Council does not object to the proposed works.