

S211 Notification

4 The Hexagon, Fitzroy Park, N6 6HR

This document has been prepared to accompany and form the basis of a notification to carry out work to trees within a designated conservation area, in accordance with Section 211 of the Town and Country Planning Act 1990. It is to be considered as a formal notification to carry out the prescribed works detailed within.

Tree survey data

I carried out a site visit on Tuesday 30 July 2024. The information collected has been used to produce the table below. The location of the tree is shown on the Tree Survey Plan submitted with the notification.

Tree No.	Species	Height [m] x Trunk Ø [mm]	Canopy Spread [m]	Life stage	Comments
T2	Variegated holly	180	N: 2.5 E: 1.5 S: 0 W: 1.75	Early-mature	Heavily pruned in the past. One-sided canopy. Ornamental specimen of limited landscape prominence.

Discussion

The subject tree is located within the rear garden of the subject property.

The tree is of moderate quality, but has been pruned heavily in the past to reduce its size. As all of the remaining growth points are formed by pendulous branches with limited growth, the tree is of very little landscape significance as it cannot be viewed with ease from outside the boundaries of the property. Consequently, its removal would not be to the detriment of the immediate landscape, or the character and appearance of the wider Highgate Village Conservation Area.

To mitigate the loss of the tree, a replacement will be planted within the rear garden to serve as a higher-quality replacement, once established. The replacement tree a Standard size, being a minimum size of 2.5m tall and with a trunk girth of 8-10cm at planting (The British Standards Institute, 2014).

No firm preference has been expressed by my client in terms of the replacement tree species, but ornamental species such as *Magnolia*, *Sorbus*, flowering cherries (*Prunus ssp.*), and mulberry (*Morus spp.*) would all be appropriate for the site context and surrounding area.

Photograph 1: showing the subject tree proposed for removal.



Conclusions

- The tree is of moderate quality but of low landscape prominence;
- As such, it does not meet the criteria for the making of a new TPO;
- The tree's removal will not result in a loss of public amenity, or any material adverse impact on the site, or the Highgate Village Conservation Area; and
- The local arboricultural character could be enhanced by the tree's removal and the subsequent replacement planting of another tree that would provide additional ornamental benefits.

Recommendations

- Fell to ground level and dig/grub out resulting stump; and
- Replace with at least 1no. black mulberry (*Morus nigra*) or similar species.

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