

Delegated Report

Officer	Application Number(s)	Application Address
Liam Vincent	2025/1293/T	45 Highgate West Hill N6 6DB

Proposal(s)

REAR GARDEN: Lime (T1): Reduce overall crown by up to 1.5 metres within previous, most recent reduction framework; reduce lateral branches on North side tree by up to 2.5 metres to provide more light to property directly adjacent to tree.

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	0	No. of responses	2	No. of objections	2
----------------------	--------------	---	------------------	---	-------------------	---

Summary of consultation responses:	The notification of intended works did not receive any response from consultation.
------------------------------------	--

CAAC/Local groups* comments: *Please Specify	<ul style="list-style-type: none"> Highgate Neighbourhood Forum: <i>We think that this tree is the same as the one in the enclosed photos taken from Highgate West Hill and the Grove. Unfortunately we cannot access Camden's website to verify it. This tree is prominent from both roads and provides a particularly verdant aspect between Fitzroy Lodge and the block of flats to the south. It provides an attractive reminder of Highgate Common. It also is close to other tree of a similar size and shape providing a habitat for song birds and other wildlife. It is unclear what 'pollard frame work' is being considered and whether it would be appropriate for such a significant tree. The proposed pruning is too severe. It would alter the character of the Conservation Area, which is known for its buildings set among and framed by mature trees. We would ask the Tree Officer to consider placing a Tree Preservation Order on the tree, encouraging a more detailed and measured proposal.</i> Highgate CAAC: <i>We would like to agree with the comments made by the HNF. This copse may be a legacy of much earlier woodland and forms a significant part of the setting of Highgate Village. To pollard to 4m below previous reduction points is extreme and will damage the leafy character of Highgate Conservation Area. We object to this proposal.</i>
---	---

Assessment

The specification of intended works has been amended following negotiation with the agent and their client, which took place due to the original being too severe. The resulting specification detailed above is acceptable. The original s.211 notification was to 'establish new pollard framework 4m below previous reduction points. Reduce limbs overhanging neighbouring conservatory by up to 3m'. A site visit confirmed that the originally intended works were too severe given the high level of visibility of the tree and the visual amenity it provides.

Due to the amendment, the Council does not object to the proposed works.