

Delegated Report		Analysis sheet		Expiry Date:		11/10/2011	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2011/4125/P			
Application Address				Drawing Numbers			
41 WITANHURST HIGHGATE WEST HILL LONDON N6 6LS				601-P-022_001, 601-P-001H_000			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details relating to replacement trees pursuant to condition 2 of planning permission dated 23/6/2010 (Ref.2009/2597/P) for (Repair and reconstruction of boundary wall with associated tree removal and replanting on southern boundary facing Highgate West Hill (Option 3 of submitted structural report)).							
Recommendation(s):		Granted					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

The application site comprises a substantial neo-Georgian detached single family dwelling house located in the Hampstead Conservation Area. The gardens are designated in the Camden Core Strategy as Private Open Space. Several garden structures, including the pergola, garden steps, retaining walls, gateway, fountain, pond and four sculptures surrounding the pond in the Italianate garden are all Grade II listed.

Relevant History

Planning permission 2009/2597/P granted at appeal on the 23rd June 2010 for repair and reconstruction of boundary wall with associated tree removal and replanting on southern boundary facing Highgate West Hill (Option 3 of submitted structural report).

Relevant policies

LDF Core Strategy and Development Policies

CS14- Promoting high quality places and conserving heritage
CS15- Open space and biodiversity
DP24- Securing high quality design
DP25- Conserving Camden's heritage
Camden Tree Strategy
CPG 1 (section 6 – landscape/trees)
CPG 3 (biodiversity)

Relevant London Plan policies:

3D.8- Realising the value of open space and green infrastructure
3D.14- Biodiversity and nature conservation
London Trees and Woodland Framework

Assessment

The details of replacement planting pursuant to the discharge of condition 2 (details of replacement planting) of the planning permission ref: 2009/2597/P dated 23rd June 2010 are considered to be sufficient to show that the size and positioning of the replacement trees will create an immediate effect within the street scene to replace the trees which were removed as a result of the above planning permission.

It is recommended that the application is approved.

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