

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/03/2010	
		N/A		<b>Consultation Expiry Date:</b>		-	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2009/5770/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Millfield Place London N6 6JP				Please refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of tree protection pursuant to condition 2 and design of foundations pursuant to condition 3 of planning permission 2008/4771/P dated 05/01/2009 (for Erection of a replacement garage after the demolition of the existing garage)							
<b>Recommendation(s):</b>		Grant Discharge of Conditions 2 and 3.					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	N/A						
<b>CAAC/Local groups comments:</b>	N/A						

### Site Description

The site is on the corner of Millfield Place and Highgate West Hill. The garage is not listed but is located within the Highgate Village Conservation Area. The site forms part of the Private Open Space on the eastern edge of the Hampstead Heath comprising the gardens of properties on Millfield Place.

### Relevant History

**2008/4771/P:** Erection of a replacement garage after the demolition of the existing garage.  
**GRANTED 05/01/2009**

**2009/5542/T:** STRIP OF LAND LYING BETWEEN HIGHGATE WEST HILL & MILLFIELD PLACE: 1 x Elm - Infected with DED, fell to ground level. 1 x Ash - Fell to ground level. 2 x Apple - fell to ground level and grind stump. 1 x Apple - lightly reduce and prune to shape, 1 x Plum - lightly reduce and prune to shape. 1 x Leaning Apple - Remove. 9 x Bay Trees - Reduce height by 8-12ft. 1 x Elm - Remove. 1 x Elders - Remove. 1 x Holly - Cut back to leave a coppice stump.  
PLUS various saplings along side garage- Remove. **No objection to works 22/12/2009**

## Relevant policies

### Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B7 – Conservation areas

N8 – Ancient woodlands and trees

### Camden Planning Guidance

## Assessment

This application seeks to discharge Condition 2 and 3 of Planning permission 2008/4771/P.

Condition 2 states that

*Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work*

Condition 3 states that:

*Details of the design of building foundations and the layout, with dimensions and levels of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced*

The tree protection details which were submitted in support of the application are considered to be acceptable. The foundation details have been design to limit damage to the adjacent Horse Chestnut. Therefore the details are considered to be satisfactory. The Ash shown for removal adjacent to the telephone cabinet has already been removed following a tree works consent Ref 2009/5542/T.

It is considered that the applicant has satisfied the requirements of Conditions 2 and 3 and as such the conditions should be discharged accordingly.

Recommendation: **Grant Discharge of Conditions 2 and 3**

### **Disclaimer**

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