

## Supporting Statement for the Notification of Proposed Works to a Tree within a Conservation Area

26 November 2014

### 1.0 Tree to which this Notification Relates

This notification relates to the tree noted in table 1.

The tree is situated in Development Zone F of the King's Cross Central (KXC) development, which is at the junction of York Way and Goods Way. The tree is located along the York Way frontage of the site. The tree sits within the Regent's Canal Conservation Area.

Development Zone F is separated from the canal towpath by the Regent's Canal wall which forms the northern edge of the site, extending westwards from York Way, towards Camley Street Natural Park.

The tree is owned by the King's Cross General Partner Ltd.

Table 1 Tree to which this notification relates

Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Condition	Amenity Value	BS 5837 Category	Comments
9	Leyland cypress – X Cupressocyparis leylandii	10	8	1.5	1	3	3	Moderately mature specimen with broad dense canopy. Not typical of central London character.

The reference above relates to the RPS Tree Survey (2004) as included in Volume 2, Appendix 9.D of the Environmental Statement pursuant to the King's Cross Central Outline Planning Application. The relevant chapter is included in full with this Supporting Statement.

The RPS Tree Survey provides information on condition, amenity value and BS 5837 category of tree no. 9 as set out in Table 1 above.

The RPS Tree Survey also contains location plans and the relevant plan is included below to clearly identify tree number 9 and its siting.

Figure 1

Location Plan for Tree No. 9



## 2.0 Proposals for Works to the Tree

The proposal is to fell tree number 9. This tree was identified in the RPS Tree Survey (2004) as being of 'poor amenity value', BS 5837 Category 3 ('poor' condition) and, *"not typical of central London character."*

The removal of this tree is required in association with a forthcoming planning application for a further temporary use development on Development Zone F of the KXC development site (the application is due to be submitted in December 2014). The current planning permission for temporary use of the site for The Filling Station expires on 8 March 2015 and the King's Cross Central General Partner Ltd is therefore proposing a further temporary use on the site in advance of its future development for the approved permanent use (under the outline planning permission ref. 2004/2307/P).

The committee report for the KXC Outline Planning Permission stated that none of the existing trees on the site were considered to be of sufficient merit to warrant protection. Indeed, the forthcoming application for the further temporary use on the site would include soft landscaping adjacent to the canal which would significantly enhance the appearance and 'greening' of the site. It is therefore considered that the removal of tree no. 9 would not give rise to any harm to the character or appearance of the Conservation Area.

Tree nos. 10, 11, 12, 13, 14 and 15 (identified on the above location plan which is an extract of Plan 9D.4 of the 2004 Tree Survey) will be retained and no works are proposed to these trees at the current time.