

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

17 December 2014

Background

An application for Notification of Proposed Works to Tree No. 9 on the Filling Station Site (known as Development Zone F) was submitted on 27 November 2014 (ref. 2014/7366/T). Since this submission it has come to our attention that an additional tree (which was identified on the RPS 2004 survey) next to Tree No. 9 also needs to be removed. This application seeks consent for removal of this additional tree.

1.0 Tree to which this Notification Relates

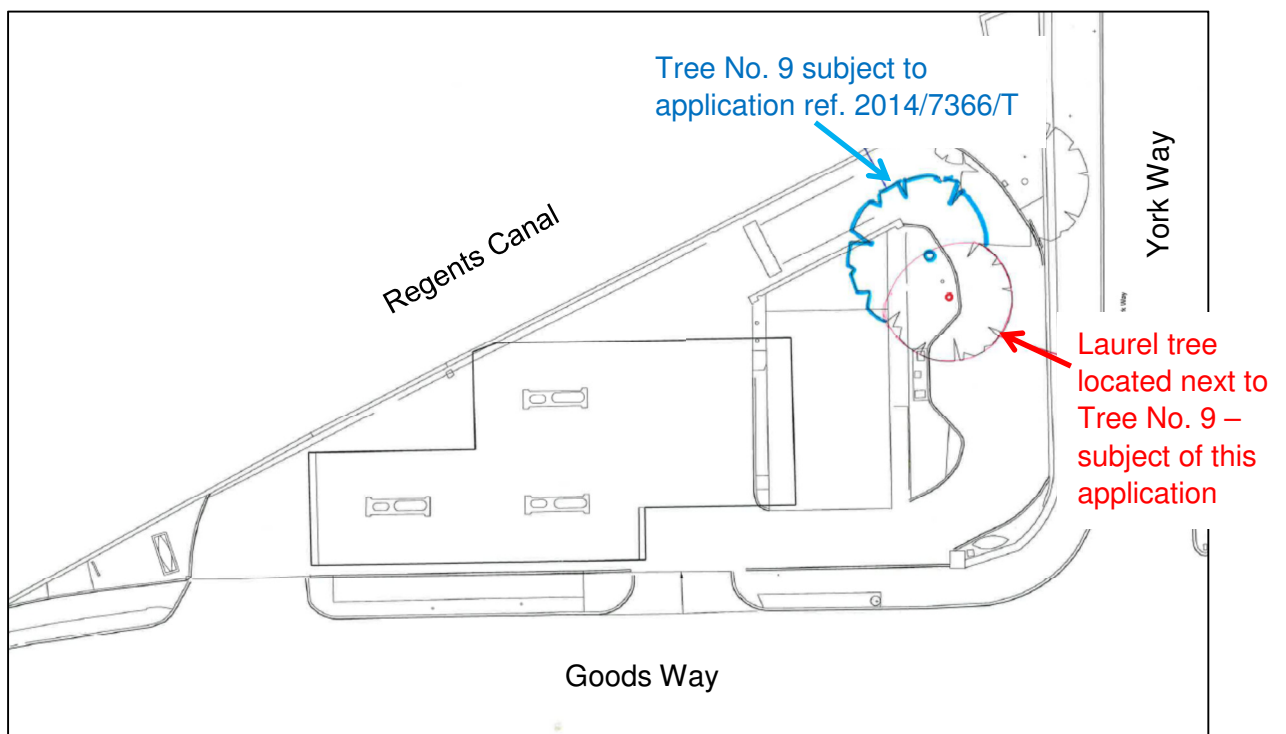
This notification relates to a Laurel tree located adjacent to Tree No. 9, identified in red on the below Sketch Plan extract (the full Sketch Plan is submitted to accompany this application).

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.

Figure 1 Location Plan for Existing Laurel Tree



2.0 Proposals for Works to the Tree

The proposal is to fell the Laurel tree which is located adjacent to Tree No. 9.

The removal of this tree is required in association with a planning application for a further temporary use development on Development Zone F of the KXC development site (the application was submitted on 15 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).

At the time the RPS Tree Survey was undertaken in 2004, the Laurel was presumably a small shrub and so it was not identified on the survey. Nevertheless, 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 the existing Laurel tree would not give rise to any harm to the character or appearance of the Conservation Area, particularly given its location near to Tree Nos. 10 and 11 which will be retained and are mature Leyland Cypresses.

As set out in application ref. 2014/7366/T, tree nos. 10, 11, 12, 13, 14 and 15 (identified on the below location plan which formed part of application ref. 2014/7366/T) will be retained and no works are proposed to these trees at the current time.

Figure 2 Location Plan which formed part of application ref. 2014/7366/T

