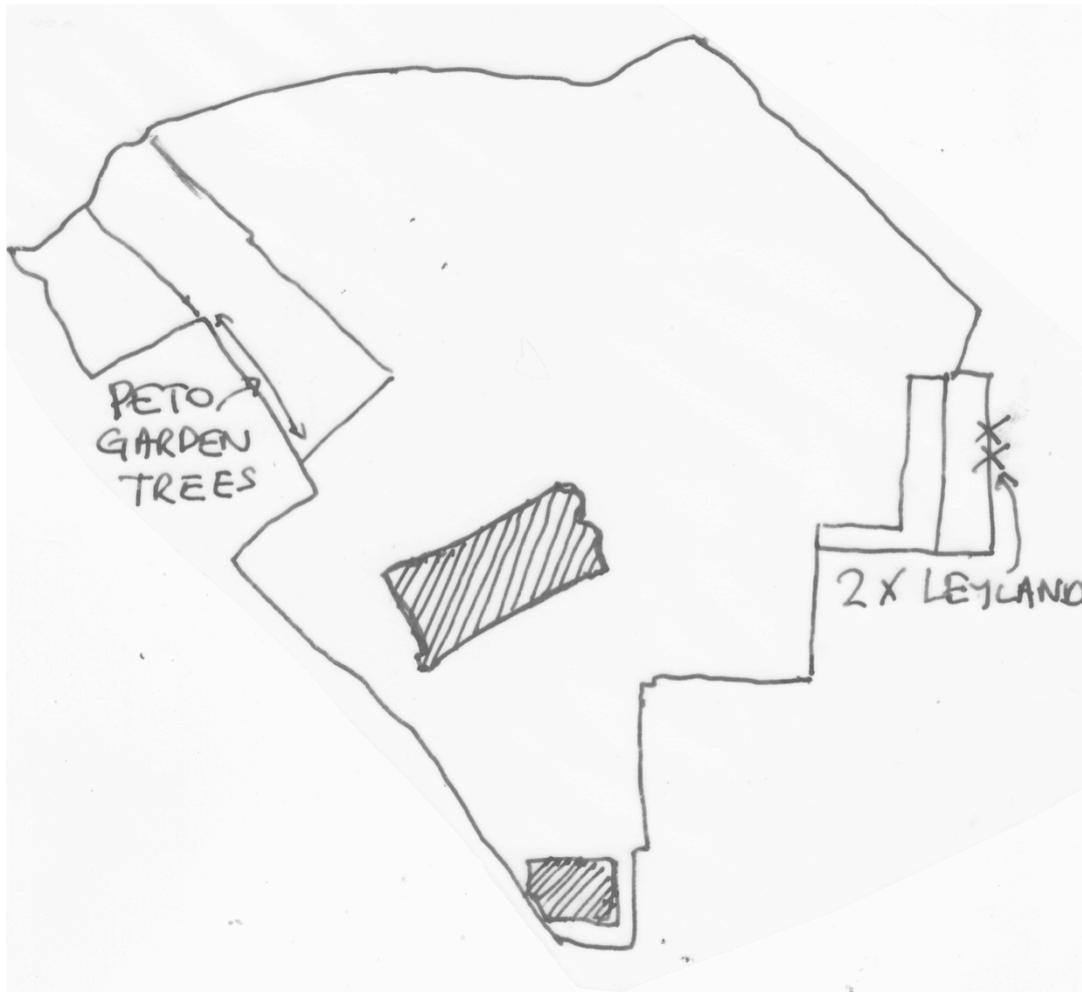


Report to accompany planning application for tree works at:

Witanhurst, 41 Highgate West Hill, London, N6 6LS

Proposed works to individual trees

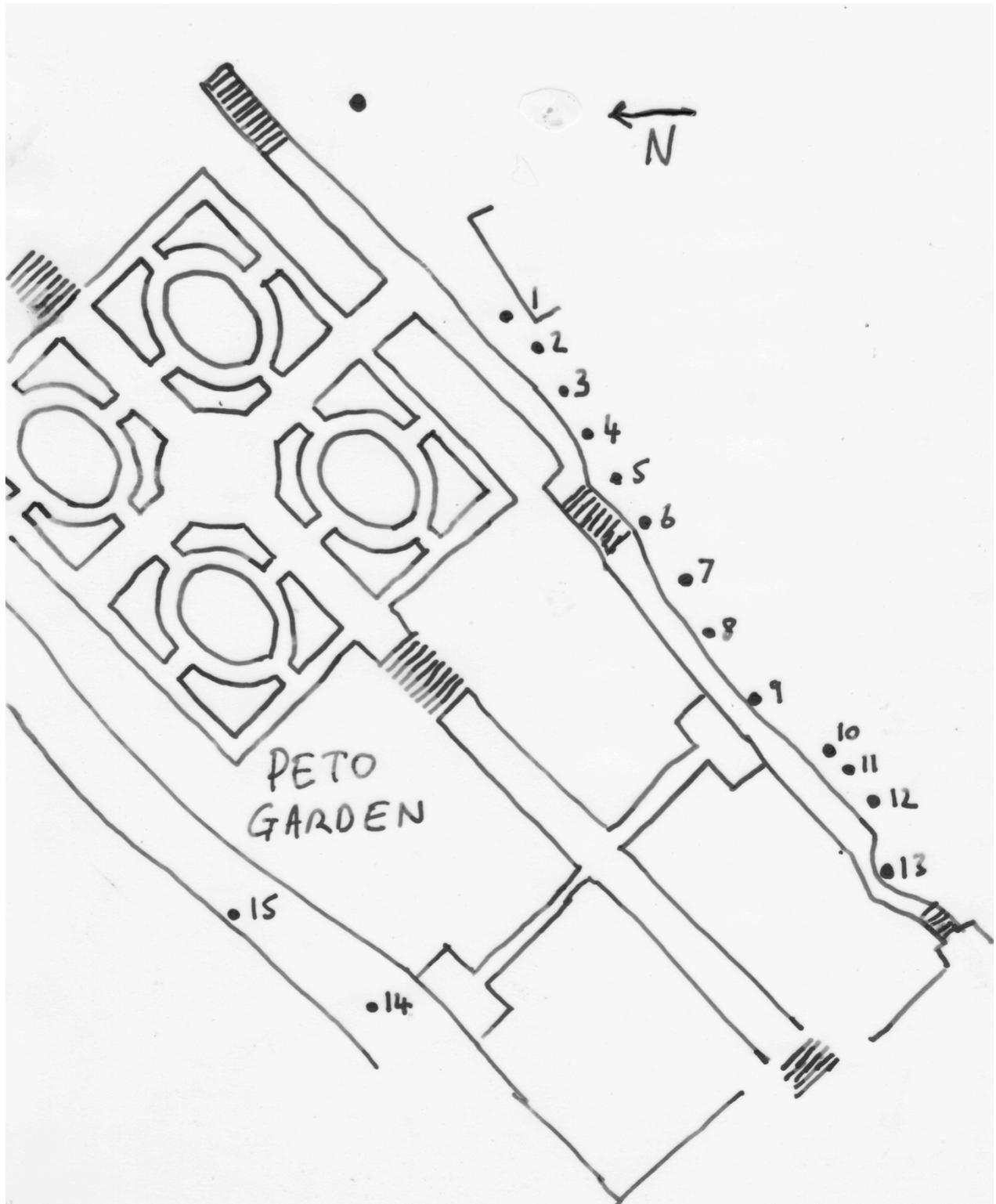


Remove two Leylands adjacent to greenhouse.
(These trees maybe within the curtilage of No. 5 Highfields Grove.
However, No. 4 and 5 Highfields Grove are owned by Witanhurst).

Reasons for removal:

No amenity value.

Remove to improve growing conditions for adjacent broadleaves.



Trees adjacent to the southern part of the Peto garden.

| Tree No | Species | Proposed works |
|---------|--------------|--|
| 1-6 | Lime | Re-pollard to former pollard points at circa 7m above ground. |
| 7 | Lime | Re-pollard at circa 7m above ground. (This tree has been pollarded at a lower height historically. However, it is recommended it is re-pollarded at the same height as it's neighbours.) |
| 8 | Lime | Fell to ground level. |
| 9 | Lime | Remove deadwood over 25mm diameter, reduce crown on NW side over Peto Garden to 3m from hedge, remove smaller rubbing branch to point of origin. |
| 10 | Copper Beech | Reduce crown over Peto Garden to 2m from hedge. |
| 11 | Copper Beech | Fell to ground level. |
| 12 | Copper Beech | Reduce crown over Peto Garden to 2m from hedge. |
| 13 | Scots Pine | Remove deadwood over 25mm in diameter. |
| 14 | Sycamore | Reduce crown over Peto Garden to 3m from boundary wall, lift crown over Peto Garden to give 3.5m clearance. |
| 15 | Sycamore | Reduce crown over Peto Garden to 3m from boundary wall, lift crown over Peto Garden to give 3.5m clearance. |

Reasons for above works

- Trees number 1-7 re-pollarded would remove the risk of failure.
- The traditional re-pollarding would be in character with the symmetry of the Peto Gardens and would allow the gardens to be in full light and improve growth of the historic garden's plants.
- Tree number 8 is showing asymmetrical growth due to competition from its neighbours. This tree is not adding significantly to the picture therefore it is recommended that the tree is felled.
- Tree number 11 is not adding significantly to the picture as it is heavily suppressed by its neighbours. Its removal will improve the appearance of its neighbours.
- All other works will restore symmetry to the historic Peto Garden and to improve growth of plants within the garden.
- Pruning works would reduce perception of nuisance to adjacent neighbour's buildings.
- Pruning works would reduce potential for direct damage to adjacent structures.

These trees are visible from Highgate Hill at present. However, new semi mature plantings adjacent to number 41's boundary with Highgate Hill will eventually screen the trees adjacent to the Peto Garden. It is therefore regarded that re-pollarding will not significantly detracted from long term public visual amenity.

It is not known how many of these trees may be the subject of tree preservation orders. Therefore in section 5 of the planning application form both boxes are ticked. Witanhurst has undergone extensive refurbishment work and the garden contains many new plantings. It is therefore proposed not to provide replants for trees numbered 8 and 11 as there is no space for them to reach full maturity.

Tim Price M.arbor.A

21st March 2017