

Delegated Report

Officer

Nick Bell

Application Number(s)

2019/1807/T

Application Address

Beechwood House, 43 Hampstead Lane. London, N6 4RU

Proposal(s)

IN GROUNDS: 1 x Common Holly (T1) - Reduce crown by 1.2 - 1.8m.
1 x Common Cherry (T2) - Fell to ground level.
1 x Common Cherry (T3) - Fell to ground level.
1 x Common Oak (T4) - Reduce crown back to new growth points.
1 x Common Oak (T5) - Fell to ground level. 1 x Common Oak (T6) - Fell to ground level.

Recommendation(s):**Part Grant/ part refuse application for works to TPO trees****Application Type:****Application for works to TPO trees****Consultations****Adjoining Occupiers:**

No. notified

0

No. of responses

1

No. of objections

0**Summary of consultation responses:**

See below.

CAAC/Local groups***comments:**

*Please Specify

The Highgate Neighbourhood Forum submitted an objection which can be summarised as:

- The tree provide habitat and help to combat air pollution
- Cherry tree can be ancient woodland indicators
- The application should be assessed in the context of 2019/0258/T at Caenwood Court
- A previous objection we submitted was not made public or taken in consideration

Assessment

The application is for the reduction of a holly tree by up to 1.8m, the removal of 2 cherry trees and 2 oak trees from within the extensive grounds of a large residential property that is situated within the Highgate Village Conservation Area.

The proposed pruning works to T1, a holly tree are considered not to adversely affect the visual amenity the tree provides or the long-term health of the tree.

T2 and T3, two cherry trees are of poor form due to suppression from large neighbouring trees and are in poor physiological condition with sparse canopies. The removal of the trees is considered acceptable provided replacement trees are planted, which will be secured via a replanting condition. Cherry trees can be ancient woodland indicators but not in this case, the trees have been planted as part of the landscaping of the garden. The position of the trees included in the application are considered not to have relevance to 2019/0258/T at Ceanwood Court, a neighbouring property as the trees are not close to the boundary.

T4, a mature oak tree appears to be in decline. A large amount of deadwood is proposed for removal which is exempt from the requirement of an application.

T6, a dead oak tree is proposed for removal. The works are exempt from the typical application process.

T5, a veteran oak tree is proposed for removal. The tree has been heavily reduced historically. The justification for removing the tree is the presence of basal decay. Some degree of basal decay is not uncommon on oak trees of this age, the presence of unquantified decay is not considered robust enough justification to remove the tree. The tree is in a low target area with little activity around the tree. This element of the application is recommended for refusal.

The proposed works to T1, T2, T3, T4, & T6 are recommended for approval. The proposed works to T5 are recommended for refusal. Replacement trees for T2, T3 and T6 will be secured via a replacement planting condition.