

Delegated Report		Analysis sheet		Expiry Date:		09/06/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/1854/T			
Application Address				Drawing Numbers			
7 West Hill Park London N6 6ND							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x cypress - Fell to ground level.							
Recommendation(s):		No objection.					
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	02	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		See below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Highgate CAAC submitted the following comment:</p> <ul style="list-style-type: none"> Highgate Conservation Area Advisory Committee understands the Pine Tree is covered by a TPO. It seems to have lost quality due to restriction from adjacent privacy planting. We request that Camden's Tree Officer be asked to make an inspection and make recommendations and also that any comments from neighbours be taken into account. <p>Highgate Neighbourhood Forum submitted the following comment:</p> <ul style="list-style-type: none"> It is unclear if this is the tree, T7, which has a TPO. The Tree Officer should look at why the tree has a TPO to see whether it should not be felled. 					

Assessment

The s.211 notice is for the removal of a conifer tree of the Cupressaceae family (incorrectly identified as a pine tree on the application form) from the garden of residential property that is situated within the Highgate Village Conservation Area.

The cypress tree is not subject to a tree preservation order but is afforded automatic legal protection as it is over 75mm in diameter at 1.5m above ground level and is growing within a conservation area.

The tree is of minimal visibility from the public realm and is not considered to provide the public with a significant level of amenity.

The tree is not of a rare species and is of no known cultural or historical significance.

The tree is not considered to be a noteworthy example of its species. It was planted in an inappropriate position for the long-term; it is far from achieving its ultimate size and form and does not have the necessary space to do so. This species does not tolerate pruning well.

The tree is not considered to significantly contribute to the character of this part of the conservation area.

The Council does not object to the proposed works.