

Delegated Report

Officer

Nick Bell

Application Number(s)

2020/1762/T

Application Address

Highgate Cemetery
Swain's Lane
London
N6 6PJ

Proposal(s)

IN GROUNDS EAST & WEST CEMETERY: Various works to various trees including 10 fells: 1x Lombardy Poplar (T143), 5 x Common Ash (T142 & G1), 1 x Goat Willow (T148), 1 x Sycamore (T144) and 2 x Ash (T139 & T9) - See Report for details.

Recommendation(s):

No Objection to Works to Tree(s) in CA

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations

Adjoining Occupiers:

No. notified	81	No. of responses	2	No. of objections	1
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Summary of consultation responses:

See below

CAAC/Local groups* comments:

*Please Specify

Highgate Neighbourhood Forum submitted a comment which can be summarised as:

- The works should not be carried out bird nesting and bat roosting season, when it is inadvisable to do tree works.
- The recommendations for T143, T142, T9, and T139 were to fell or monolith. It is unclear which the Cemetery proposes to do. We would prefer to mitigate the ecological harm and maximise biodiversity by retaining them as monoliths, for habitat value. It is specifically advised that T110 should be retained as a monolith.
- T144 was considered a low priority in the Tree Hazard Report so we would like to know on what grounds the Cemetery wish to fell this tree.
- A felling license may be required to remove this many trees

Highgate CAAC submitted a comment which can be summarised as:

- Highgate Conservation Area Advisory Committee notes the comments made by Highgate Neighbourhood Forum. Whilst the brief for this application relates to hazards questions of biodiversity and the impact of the recommendations on the Historic Grade II Listed Landscape needs to be considered, if not as part of this application, at least in parallel with it. A Strategy covering hazard, biodiversity and Landscape implications would be useful in support of this application. We are thinking particularly of G1 and individual trees to be dealt with as monoliths as well as proposals to mitigate harm to the historic landscape with new planting. There is no evaluation of the trees where work is proposed in terms of their landscape value.

Assessment

The s.211 notification is for various work to various trees which includes the felling of 15 trees from the grounds of Highgate Cemetery. The site is grade 1 listed and is situated within the Highgate Village Conservation Area.

The site has not been subject to appropriate arboricultural management for many years. This has resulted in tree cover which is incredibly dense and an unbalanced age structure of trees, which does not maximise the biodiversity potential of the site.

The proposed works are to trees that all have physiological and/or structural defects.

The trees the notification relates to are not considered to provide a significant level of amenity to the public and are of minimal visibility from the public realm. None of the trees are of a rare species.

Some trees are proposed to be felled or monolithed. Monolithing is a term to describe the removal of all branches, leaving a section of trunk remaining only to enhance biodiversity. The Council shares the view of objectors that monolithing trees as opposed to felling them is preferable where appropriate, assuming there is an acceptable level of risk to persons or property. An informative to this effect will be added to the decision notice

As the tree proposed to be felled or monolithed are of minimal visibility from the public realm and contain significant structural and/or physiological defects The Council will not object to their removal. If the owners wish to retain as monoliths to enhance biodiversity they can do so.

LB Camden is an inner-London borough. There is an exemption of the requirement to apply to the Forestry Commission for a felling license when removing trees from inner-London boroughs.

The Council has no powers to add conditions of any kind when determining s.211 notifications, relating to the timing of the works or otherwise. An informative

An evaluation of the landscape value or biodiversity value is not a requirement of the s.211 process.

The Council does not object to the proposed works