

Delegated Report		Analysis sheet		Expiry Date:		10/07/2020	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2020/2379/T			
Application Address				Drawing Numbers			
22 Highgate West Hill London N6 6NP							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Yew (Taxus baccata) (T1) - Fell to ground level.							
Recommendation(s):		No objection to intended works to tree(s) in a conservation area.					
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	12	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		See below					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Highgate neighbourhood Forum submitted the following objection:</p> <ul style="list-style-type: none"> • There is insufficient evidence of significant damage to the retaining wall. • The lack of light is not sufficient reason to remove a tree. • Many mature trees on the rear boundary with Millfield Place have been felled and the remaining evergreens have been brutally topped. Removing this tree will add to the general degradation of the area. • If the applicant fells the tree, they should plant a suitable replacement in a suitable position. <p>The Highgate CAAC submitted the following objection:</p> <ul style="list-style-type: none"> • The applicant cites damage to a retaining wall and excessive shade as reasons for the felling. • Excessive shade should not be grounds for the felling of a tree. The wall in question is shown to be a low one with minor cracks which could probably be filled. • It should be noted that pictures of the cracked wall are attached, but no picture of the tree itself, which would have been helpful. 					

Assessment

The s.211 notice is for the removal of a yew tree from the rear garden of a residential property that is situated within the Highgate Village Conservation Area.

The yew tree is of minimal visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area.

The tree is not considered to be a noteworthy example of its species and is not of a rare species. The tree is of no known cultural or historical significance.

Whether or not the tree is responsible for property damage or causing shading is immaterial to the decision making process as the tree is not considered to be suitable for a tree preservation order.

The Council has no powers to add conditions when determining s.211 notices relating to replanting or otherwise.

The Council does not object to the proposed works.