

Delegated Report		Analysis sheet		Expiry Date:		08/01/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2020/5531/T			
Application Address				Drawing Numbers			
93 Swain's Lane London N6 6PJ							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
REAR GARDEN: 1 x Robinia (T3) - Fell to ground level.							
Recommendation(s):		No objection to notification of 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 Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		The Council received two consultation responses from local groups which are summarised below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Highgate CAAC submitted the following comment:</p> <ul style="list-style-type: none"> This is a semi-mature robinia at the rear and growing very close to the garden wall. It has a basal cavity. There would be no objection to its felling, but it should be replaced with another suitable tree in a ore suitable position. <p>The Highgate Neighbourhood Forum submitted the following summarised objection:</p> <ul style="list-style-type: none"> The application is inadequate There is no indication of the cause or significance of the basal cavity The tree is visible from the Swain's Lane and contributes to the streetscene Removing the tree would be contrary to Highgate Neighbourhood Plan Policy OS2: Protection of Trees and Mature Vegetation. 					

Assessment

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

The tree is visible from the public realm and provides some degree of amenity to the public.

The tree is growing in close proximity to a boundary wall and has a basal cavity. These two factors are considered to significantly reduce the safe useful life expectancy of the tree.

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

When determining s.211 notices the Council has no powers to add conditions any kind, relating to replacement planting or otherwise. The Highgate Neighbourhood Plan policy referred to in an objection relates to planning applications not s.211 notifications.

It is not expedient for the Council to serve a tree preservation order to protect the tree.

The Council does not object to the proposed works.