

Application ref: 2020/5452/T
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Date: 18 January 2021

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Marcus Foster
Mill Cottage
Pett Road
East Sussex
TN35 4HE

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (Tree Preservation Order) Regulations 1999

REFUSAL OF CONSENT FOR WORKS TO TREE/S UNDER A TREE PRESERVATION ORDER

Address:
15A Hampstead Lane
Hornsey
London
N6 4RT

Proposal:
FRONT GARDEN: 1 x Ash (T1) - Fell to ground level and grind out stump.

The Council has considered your application dated 23 November 2020 and decided to refuse consent for the following reason(s):

Reason(s) for Refusal

- 1 The application is for the removal of an ash tree from the front garden of a residential property that is situated within the Highgate Village Conservation Area.

The large, mature ash tree is highly visible from the public and significantly contributes to the character and appearance of the conservation area. The tree is landscape feature in the streetscene and provide a high level of public amenity. The tree is visible from in excess of 100m away from the tree to the east and west along Hampstead Lane.

The tree is approx. 15m in height and appears to be in at least fair condition both structurally and physiologically. The tree has been crown reduced historically.

The application alleges the tree is damaging a boundary wall that will require reconstruction. The boundary wall is subordinate to the tree and is likely there is a design and/or engineering solution that will allow for the wall to be reconstructed and the tree to be retained.

Objections from Highgate CAAC, The Highgate Society and the Highgate Neighbourhood Forum demonstrate there is significant local interest in the tree and public support for its retention.

The application be refused to protect the amenity the tree provides and the character and appearance of the conservation area.

Informative(s):

1

If you are unhappy with the Council's decision you may appeal within 28 days of the date of this notice by writing to The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Yours faithfully



Daniel Pope
Chief Planning Officer

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