

Delegated Report		Analysis sheet	Expiry Date:	22/02/2021
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2021/0113/T	
Application Address			Drawing Numbers	
23 Highfields Grove London N6 6HN				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>REAR GARDEN: Row of 36 x Conifers (G1) - Fell to ground level 1 x Sycamore (T2) - Crown reduce by approx. 3 - 4m and balance sides to create a tight crown. 1 x Twin Stem Cherry (T3) - Reduce height by approx. 3m, crown thin by 20% and balance rest of tree. 1 x Conifer sp. (T4) - Fell to ground level. 2 x Conifers (T6) - Reduce in height by approx. 2 - 3m retaining enough live growth. Do not trim sides. 1 x Hornbeam (T7) - Remove two lowest branches towards the house to raise crown. 1 x Robinia sp. (T8) - Reduce lateral branches away from house by 1 - 2m.</p>				
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 Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	The Council received two consultation responses which are summarised below.					
CAAC/Local groups* comments: *Please Specify	<p>The Highgate Neighbourhood Forum submitted a comment:</p> <ul style="list-style-type: none"> This application proposes to remove a large number of trees and reduce the overall canopy with obvious implication for wildlife and habitat. The conifers make little contribution but do provide a screen for the neighbouring house. The applicant should be encouraged to submit a planting proposal to mitigate the effect of these works. The works are contrary to Highgate Neighbourhood Plan Policy OS2. <p>The Highgate Conservation Area Advisory committee submitted a comment:</p> <ul style="list-style-type: none"> There would be no objection to the reduction works to the individual trees. However, the application does not make clear what sort of conifers are the 36 that they wish to remove. This is a large number of trees and may make a significant difference to the local environment. More information should be sought. 					

Assessment

The s.211 notification is for various works to various trees in the rear garden of a residential property that is situated within the Highgate Village Conservation Area.

The row of conifers (X Cuprocyparis leylandii - G1) and T4 are not considered to significantly contribute to the character and appearance of the conservation area. The trees are not considered noteworthy examples of their species and are of no known cultural or historical value. They are not of a rare species.

G1 and T4 may provide habitat to wildlife but are of low ecological value. G1 provide some degree of screening but this is not considered robust enough justification for the Council to object to their removal.

The proposed pruning of T2, T3, T6, T7, and T8 is not considered harmful to the character and appearance of the conservation area.

When determining s.211 notifications the Council follows the guidance set out in the Planning Practice Guidance on tree preservation orders as part of the NPPF. The policy referred to in a consultation response relates to planning applications.

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

The Council does not object to the proposed works.