

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/03/2021
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Nick Bell			2021/0212/T		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Highgate Cemetery Swain's Lane London N6 6PJ					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
ROADSIDE VERGE AREA 5A: 30 x Ash - Fell to ground level. GROUND'S MID WEST SIDE: 1 x Goat Willow (T9796) - Fell to ground level. 1 x London Plane (T1907) - Reduce lower branch back from neighbouring tree to avoid damage and danger. WEST CEMETERY: 1 x Cherry Tree (T52) - Fell to ground level. EAST CEMETERY AREA 3B: Ash group - Fell to ground level. EAST CEMETERY AREA 3A: Ash group - Fell to ground level. EAST CEMETERY AREA 3D: Ash group - Fell to ground level. WEST CEMETERY AREA 13: Ash group - Fell to ground level.					
<b>Recommendation(s):</b>		No objection to notification of intended works to tree(s) in a conservation area.			
<b>Application Type:</b>		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	21	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	The Council received two consultation responses which are summerised below.					
CAAC/Local groups* comments: *Please Specify	<p>The Highgate Neighbourhood Forum submitted the following objection:</p> <ul style="list-style-type: none"><li>We would argue that this application is inadequate. The trees are not clearly marked on the sketch map. There is a general assessment of ash die back but there is no detailed analysis of the extent of ash die back. The photos submitted are uninformative. They have been taken in winter, so one cannot see any canopy loss and thus assess the extent of the ash die back. Our understanding is that, even in urban areas, removal is not inevitable until there is more than 75 canopy loss. While the trees cannot be saved, the time between the disease setting in and the tree having to be felled, can be used productively planning a planting replacements. There is no evidence of this. These trees are a wonderful mature screen on the north side of the road, assuming they mean Chester Road as indicated on the map, not Swains Lane as could be implied from the application. It will be a severe loss and have a major impact on the Conservation Area. It will also have a major impact on ecology, bio-diversity and habitat. The loss of tree canopy is also disturbing. We have now found that the Cemetery does have a Conservation Plan and we assume it includes a section on trees. Unfortunately we are unable to download it from their website. We would urge the Tree Officers to ask for more detailed applications from The Cemetery, ask for a more rigorous justification for the work they are doing and ask for mitigation proposals before granting consent.</li></ul> <p>•</p> <p>The Highgate CAAC submitted the following comment:</p> <ul style="list-style-type: none"><li>There have been a number of recent applications for works to trees in the cemetery. We support the International Competition for a Master Plan. And it seems a comprehensive assessment of the state of the trees is needed as evidence prior to the Competition to establish for competitors which trees should be incorporated in their proposals, as well as any extra trees if there are gaps where trees have recently been felled.</li></ul>					

## Assessment

The s.211 notification is for the removal of and pruning of various trees from various areas of Highgate Cemetery, a privately owned cemetery with public access situated within the Highgate Village Conservation Area. Highgate Cemetery is included on the Register of Parks and Gardens of Special Historic Interest at Grade I and is a designated SINC of metropolitan importance. The notification relates to trees in the East side of cemetery.

For many years the site has regrettably been largely unmanaged in terms of its tree stock which has resulted a huge number of self-sown trees, now largely semi-mature ash, becoming established. While this has led to a high level of canopy cover, it has also led to many hundreds of etiolated trees growing in such close proximity to each other that their form is comprised and they do not achieve their potential. Many graves have been damaged by self-sown trees that are growing in inappropriate positions that are not sustainable in the long term.

Some trees proposed for removal are visible from the public realm and to some degree contribute to the character and appearance of the conservation area. However, given the lack of arboricultural management over many years the proposed tree works are considered to be of benefit to the landscape of the cemetery. The removal of selected trees will provide the opportunity to improve the quality of the tree stock.

Goat willow (T9796) is not considered to significantly contribute to the character and appearance of the conservation area and is leaning heavily. The proposed pruning of London plane (T1907) is considered minor in nature.

There is evidence of ash dieback on site, the removal of affected trees go some way to prevent further trees becoming infected.

Highgate Cemetery has an informed, long-term landscape masterplan that involves replacing self-sown ash trees with standards where appropriate. While these replacement trees cannot be secured by condition on a s.211 notification decision, the Council is satisfied that there is a long term commitment by Highgate Cemetery to improving the site's tree stock, which should include the removal of many self-sown, largely semi-mature ash trees.

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.