

Delegated Report		Analysis sheet		Expiry Date:		03/08/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/2925/T			
Application Address				Drawing Numbers			
Fitzroy Lodge The Grove London N6 6LH							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 4 x Sycamores (G1) - Fell to ground level and poison. 1 x Sycamore (T1) - Fell to ground level and poison. 1 x Elder (T3) - Fell to ground level and poison.							
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	14	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: <small>*Please Specify</small>		<p>The Highgate Neighbourhood Forum objected to the proposed works:</p> <ul style="list-style-type: none"> This application seeks to remove 6 significant trees from this prominent site on the corner of Hampstead Lane and The Grove. No reasons are given for this wholesale felling. The trees provide an excellent green screen around this corner and should be retained for their visual amenity. <p>The Highgate CAAC objection to the proposed works:</p> <ul style="list-style-type: none"> This application seeks to remove 6 significant trees from this prominent site on the corner of Hampstead Lane and The Grove. No reasons are given for this wholesale felling. The trees provide an excellent green screen around this corner and should be retained for their visual amenity. 					

Assessment

The s.211 notification is for the removal of a group of sycamores, and single sycamore tree and an elder.

The trees are highly visible from the public realm and contribute to the character and appearance of the conservation area. The property is on a corner plot which increases the prominence of the trees.

G1 is a small group of small, young sycamore on the Hampstead Lane frontage of the property. T1 is semi-mature sycamore and T3 is a small elder tree, both of which are on the frontage on The Grove.

All trees proposed for removal are self-set. While this does not automatically devalue the trees, in this instance it has resulted in the trees growing in positions that are not sustainable in the long term. All the trees are yet to achieve their ultimate size and form and are not afforded the space required to do so. They are growing less than 500mm from the top of a retaining wall. The retaining wall is significantly cracking immediately adjacent to base of the tree proposed for removal on both frontages.

While the trees do contribute to the conservation area because of the position in which they are growing combined with the visible structural damage to the wall and the young age of the trees it is not expedient for the council to serve a tree preservation order.

The council does not object to the proposed works.