

Delegated Report		Analysis sheet	Expiry Date:	18/01/2021
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Nick Bell		2020/5452/T		
Application Address		Drawing Numbers		
15A Hampstead Lane Hornsey London N6 4RT				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
FRONT GARDEN: 1 x Ash (T1) - Fell to ground level and grind out stump.				
Recommendation(s):	Refuse application for works tree(s) covered by a TPO			
Application Type:	Application for Works to Tree(s) covered by a TPO			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	03	No. of objections	03
Summary of consultation responses:	See below.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Highgate Neighbourhood Forum submitted an objection summarised below:</p> <ul style="list-style-type: none"> • This tree makes a significant impact to the view approaching Highgate Village Centre and it makes a significant contribution to the Conservation Area. • It should only be removed if it can be shown to be absolutely necessary. • Even then, there should be a suitable replacement planting. • The works undertaken at no. 13 may have affected the wall at no. 15. • The engineering report does not know what caused the crack. <p>The Highgate Society submitted an objection to summarised below:</p> <ul style="list-style-type: none"> • The tree is a good looking large tree, with no sign of dieback • It is also an important streetscape feature. • It is unclear what justification has been made for felling and unless good reasons have been submitted, reasons, we consider that the felling should not be permitted. <p>The Highgate CAAC submitted an objection summarised below:</p> <ul style="list-style-type: none"> • This tree has grown to a significant size for many years without causing harm to the house or the retaining wall. • Since the neighbour at No 13 have done a large amount of work in the front garden, including removing a pillar supporting the wall, it may be that this has caused the current dangerous state of the wall. • The cause of the damage to the front wall should be further investigated before this tree is removed. • If the ash tree does have to be removed it should, of course, be replaced by another suitable specimen. 					

Assessment

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 to the east and west of the tree 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 historical.

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 local interest in the tree and public support for its retention.

It is recommended that the application be refused to protect the amenity the tree provides and the character and appearance of the conservation area.