

Delegated Report		Analysis sheet		Expiry Date:		29/11/2021	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/4837/T			
Application Address				Drawing Numbers			
32 West Hill Park London N6 6ND							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Conifer (T) - Fell to ground level.							
Recommendation(s):		No objection to notification for works to tree(s) in a conservation area.					
Application Type:		Notification for works to tree(s) in a conservation area.					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response which is detailed below.					
CAAC/Local groups* comments: *Please Specify		<p>Comment on behalf of Highgate Conservation Area Advisory Committee:</p> <p>This conifer appears to have been planted in the wrong place; too close to the corner walls. It is leaning and possibly dangerous. Although we would normally advocate planting a replacement tree, it does not look as if there is enough space.</p>					

Assessment

The s.211 notification is for the removal of a conifer from the rear garden of a residential property that is situated within the Highgate Village Conservation Area.

The tree is leaning heavily toward the property and is in contact with it. The lifted soil at the base of the tree suggested recent movement. This species does not tolerate pruning well. As such the tree is considered to have reached the end of its safe useful life.

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

The council does not object to the proposed works.