

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/12/2021	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2021/5624/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16 Highfields Grove London N6 6HN							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
SIDE GARDEN: 1 x Golden Lawson Cypress (T1) - Fell to ground level. FRONT GARDEN: 2 x Sycamores (T2 & T3) - Raise canopies on garden side to 3m above garden level and draw in laterals by up to 2m to reduce overhang. 2 x Hazels (T5 & T6) - Coppice to near ground level. 1 x Japanese Cherry (T7) - Light crown reduction overall by up to 1.5m. REAR GARDEN: 1 x Horse Chestnut (T4) - Reduce the crown on garden side to give 3m clearance from the building and balance remainder of the crown.							
<b>Recommendation(s):</b>							
<b>Application Type:</b>		<b>Notification of Intended Works to Tree(s) in a Conservation Area</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		The council received two consultation responses which are below.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The Highgate Neighbourhood Forum submitted the following objection: <ul style="list-style-type: none"> <li>No reason is given to fell T1 Golden Lawson Cypress A suitable replacement tree should be planted.</li> <li>Insufficient detail is given for proposed reduction of T4 Horse Chestnut which is a mature specimen.</li> </ul> The Highgate Society submitted the following comment: <ul style="list-style-type: none"> <li>There would be no objection to these works. The golden Lawson cypress to be felled is very close to the house and there are other trees nearby. The applicant intends to plant a replacement tree in a better location.</li> </ul>					



## Assessment

The application is for the removal of a golden Lawson's cypress, the coppicing of a hazel and pruning works to two sycamores, a horse chestnut tree and a cherry tree. The trees are within the gardens of a residential property this is situated within the Highgate Village Conservation Area.

The golden cypress is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area. The tree is close to the property and is far from achieving its ultimate size and form, and will not tolerate pruning well.

The pruning and coppicing works are not considered to be harmful to the character and appearance of the conservation area.

The council has no powers to add conditions, relating to replacement planting or otherwise, when determining s.211 notifications.

Providing justification for the proposed works is not a validation requirement of s.211 notifications.

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.