

Delegated Report		Analysis sheet		Expiry Date:		01/03/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2021/6230/T			
Application Address				Drawing Numbers			
10 West Hill Park London N6 6ND							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Conifer (T1) - Fell to ground level. 1 x Ash (T2) - Fell to ground level.							
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	03	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The council received one consultation response which below.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Highgate CAAC submitted the follow comment: <ul style="list-style-type: none"> The two trees to be felled appear to be growing in unsuitable positions in the garden. If they are felled and if there is space, they should be replaced with other suitable trees elsewhere in the garden. The HCAAC would support any views of the resident's association on this application. 					

Assessment

The s.211 notification is for the removal of an ash tree and cypress tree from the rear garden of a residential property that is situated within the Highgate Village Conservation Area.

Both trees are visible from the public realm to some degree but are suppressed by other larger, more significant trees within the rear garden, particularly the ash tree. The cypress has been subject to heavy, poor pruning historically. Both trees are growing in close proximity to the rear elevation of the property.

Neither tree significantly contributes to the character and appearance of the conservation area due to the neighbouring larger, more prominent and dominant trees. Neither tree is of rare species, a noteworthy example of its species or of any known cultural or historic value.

The council has no powers to add conditions, relating to replanting or otherwise, when determining 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.