

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/11/2022	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Bell				2022/4489/T			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Lewis Cubitt Park London N1C 4EJ							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
LAWN AREA: 15 x London Planes (252, 253, 254, 255, 259, 260, 261, 262, 263, 264, 265, 269, 270, 271 & 272) Crown Lift to 5m and clear streetlamps by 1m. 3 x Limes (256, 257 & 258) - Crown lift to 3.5m. 3 x Limes (266, 267 & 268) - Crown lift to 3.5m. 2 x Red Oaks (218, 219) - Formal prune into 1 tree shape for both.							
<b>Recommendation(s):</b>		Part grant, part refuse notification of intended works to tree(s) in a conservation area.					
<b>Application Type:</b>		Notification of Intended Works to Tree(s) in a Conservation Area					
<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>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None received.					

## Assessment

The s.211 notification is for pruning works to various trees within Lewis Cubitt Park which is a privately owned open space accessible to the public. The site is situated within the Kings Cross Conservation Area.

The proposed pruning works to the plane trees and lime trees is not considered to be harmful to the amenity the trees provide or the character and appearance of the conservation area.

The two semi/early mature red oak trees are high value trees that significantly contribute to the character and appearance of the conservation area and provide a high level of amenity to the public. The trees appear to be in good condition and have not be significantly pruned, they still have their maiden form and are developing in to high quality specimens. The trees are in close proximity to each other but are not near to structures; the trees are afforded the space required to achieve their potential.

The proposed works for the red oak trees is "Formal prune into 1 tree shape for both". It is not clear what this pruning specification would result in and is considered to be too vague and not in accordance with BS3998:2010. Pruning specifications must be quantified in order to be unambiguous and enforceable.

The agent was approached for clarification however no further information was received by the council.

The council considers that the red oak trees are of such high value and future potential that any proposed pruning should be more considered and specific. There also does not appear to be a reason to "prune into 1 tree shape for both", the crowns of trees growing in close proximity to each other with naturally form one mass both aesthetically and aerodynamically.

It is recommended that the notification be part granted (London planes and limes) and part refused (red oaks) to protect the amenity the trees provide.