

Delegated Report		Analysis sheet		Expiry Date:		28/11/2022	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/4506/T			
Application Address				Drawing Numbers			
Lewis Cubitt Square London N1C 4DY							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
ON PUBLIC OPEN SPACE: 11 x London Planes (142 - 152) - Formal prune and crown lift to 3m.							
Recommendation(s):		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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notification is for crown reduction works and crown lifting works to a row of London plane trees in a private development with public access. The majority of the row of trees are situated within the Regent's Canal Conservation Area.

The King's Cross Central development is an award winning, multi-billion pound mixed-use development. The open spaces are visited by many thousands of residents, visitors and tourists each year. The trees in question line the eastern edge of Lewis Cubitt Square, which is one of the open spaces at King's Cross Central.

The row of trees share relative uniformity in their species, form and age. They are highly visible from the public realm and provide a high level of amenity to the public. The trees are of high individual value and collectively form a formal landscape feature. The trees significantly contribute to the character and appearance of the conservation area. The trees are largely unpruned.

The submitted specification was to "formally prune and crown lift to 3m". This was considered to be too ambiguous; it is unclear what "formally prune" means. Contact was made with the agent to clarify the proposed works. The response was that "formally prune" equates to "crown reducing by 20%".

Section 7.7.2 of the British Standard for tree works BS3998:2010 states that:

"To avoid ambiguity, the specified end result can be stated either as the tree-height and branch-spread which are to remain, or the average equivalent in branch length (in metres)."

The same section goes on to state:

"Specifications for a percentage reduction are imprecise and unsatisfactory without reference to length, height, spread".

Even with the clarification from the agent, the proposed works are still considered to be too ambiguous. Such high value, high profile trees require more detail and specifics when considering pruning works. It is not clear to the council exactly what the end result would look like if a 20% crown reduction were to be undertaken. Given the high value of the trees this is not considered acceptable and potentially harmful to the amenity the trees provide.

It is recommended that a tree preservation order be served to protect the amenity the tree provide and the character and appearance of the conservation area.