

Delegated Report		Analysis sheet		Expiry Date:		18/01/2023	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2022/5372/T			
Application Address				Drawing Numbers			
5 The Grove London N6 6JU							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
REAR GARDEN: 1 x Cider Gum (T1) - Fell to ground level. 1 x Holm Oak (T12) - Whole crown reduction of 1m.							
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	10	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: <small>*Please Specify</small>		Highgate CAAC submitted the following consultation response: <ul style="list-style-type: none"> There would be no objection to the proposed works, so long as the eucalyptus is replaced with another suitable tree. However, it should be noted that this is a historic garden and a Tree Officer and a Conservation Officer may need to visit to check any effects that neighbouring trees may be having on the condition of ancient walls. 					

Assessment

The s.211 notification is for the removal of a Eucalyptus tree and a 1m crown reduction of a Holm oak tree that are in the rear garden of a Grade II listed building that is residential property situated within the Highgate Village Conservation Area.

The large, mature Eucalyptus is of low visibility from the public realm but does contribute to the character and appearance of the rear gardens of The Grove. The tree provides low level of amenity to the public due to the lack of visibility from public places. The tree is of low biodiversity value as an exotic, non-native species.

A PICUS tomography survey has been undertaken which found decay to be present at the base of the tree. While the decay is not so advanced that failure is imminent, this genera is generally known not to compartmentalise decay well. This, in conjunction with the low level of public amenity and biodiversity value the tree provides means that it is not expedient for the council to serve a tree preservation order to object to the removal of the tree.

The proposed 1m crown reduction of the Holm oak tree is considered minor in nature and proportionate given the decay detected in the PICUS survey.

The submission states the applicant intends to plant a replacement tree to mitigate the loss of the Eucalyptus tree, however the council has no powers to use conditions, relating to replanting or otherwise, when determining s.211 notifications.

The council does not object to the proposed works.