LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 24/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3384 **Ward:** Highgate

Date received: 28/11/2014

Last amended date: DD/MM/YYYY

Drawing number of plans: NIL

Address: 19 North Road N6 4BD

Proposal: Tree works to include crown lift to a height of 6m to 1x Beech tree

Applicant: Mr Caser

Ownership: Private

Officer contact: Abiola Oloyede

2. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for tree works to include crown lift to a height of 6m to 1x ` Beech tree.

Site and Surroundings

3.2 The application site comprises of a two storey detached property located on the West side of North Hill. The site is located within the Highgate Conservation Area. The Tree, which is subject of this application, is located in the rear garden of the property. The Horse Chestnut tree is also the subject of a Tree Preservation Order.

Relevant Planning and Enforcement history

3.2 Planning

HGY/2003/1031 GTD Removal of 1 branch to Sycamore tree – 01/07/03

HGY/2007/0788 GTD Treeworks to include reduction of crowns to 2 x Eucalyptus trees, removal of deadwood to 2 x Lime trees and reduction of crown by 25% to 1 x Chestnut at rear of property – 29/05/07

HGY/2008/1039 GTD Tree works to include felling to ground level and replacing 1 x Sycamore tree at front of property – 01/07/08

HGY/2009/0242 GTD Tree works to include removal of branch from Horse Chestnut and dead wooding, removal of crossing branches and crown thinning by 15% to Copper Beech at rear of property – 24/03/09

3.4 Planning Enforcement

TPC/2006/00275 – Tree Works Resolved

TPC/2007/00428 – Tree Works Resolved

TPC/2007/00304 – Tree Works Resolved

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Highgate CAAC
Highgate Society
Tree Trust for Haringey

4.2 The following responses were received :

Internal:
1) LBH Arboriculture

Town & Country Planning Act 1990 – Tree Preservation Order (TPO) Trees works application. Having considered the trees works application, here are my comments and observations relating to the proposed Arboricultural operations. The operations specified in the application above should NOT be permitted on the following grounds:

1. No arboricultural reason given for the works.

2. The works would be detrimental to the amenity value of the tree by creating an unbalanced crown.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The supporting text to Local Plan Policy SP13 recognises, “trees play a significant role in improving environmental conditions and people’s quality of life”, where the policy in general seeks the protection, management and maintenance of existing trees

5.2 Part e) of saved UDP Policy UD3 states that the Council will require development proposals to consider appropriate tree retention, where UDP Policy OS17 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.

5.3 There has been concern raised by the Council's Arboriculture Officer that no arboricultural reason has been given for the proposed works and therefore insufficient to assess against the policy guidance stated above. The Officer has also raised concerns that the amenity value of the tree by creating an unbalanced crown.

5.4 Given the above this application is recommended for refusal..

6. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2014/3384

Applicant's drawing No.(s) NIL

Reason for refusal

Without justification for the proposal the works would unbalanced the crown to the tree in question to the detriment of its amenity value contrary to the provisions of Saved Policy OS 17 of the Haringey Unitary Development Plan 2006 and Policy 7.21 of the London Plan 2015.