LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0511 **Ward:** Muswell Hill

Date received: 18/02/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: un-numbered drawing

Address: Buckingham Lodge 2 Muswell Hill N10 3TG

Proposal: Tree works to include various works to various trees.

Ownership: Private

Officer contact: Matthew Gunning

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

- Tree works to include various works to various trees.

3.2 Site and Surroundings

- Buckingham Lodge is an L-shaped, three/four storey block at southern end of Muswell Hill on the corner of Alexandra Palace Way. To the north lies another apartment block, St. Georges Lodge. It is between two Conservation Areas, Rookfield to the west, and Alexandra Palace to the east. The site has moderate tree screening on its southern and western frontages, and is set back some ten metres from the road frontage.

3.3 Relevant Planning and Enforcement history

Numerous application for this site; last tree works applications in 2007.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH – Arb. - No response was received.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning issues raised by the proposed development are:

1. Trees

5.2 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.

5.3 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.

5.4 The tree works in question are needed due general maintenance and good arboricultural practice. They are considered to be acceptable in nature so as to maintain the well being of the trees and their amenity value.

5.5 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0511

Applicant's drawing No.(s) un-numbered drawing

Subject to the following condition(s)

1. The development hereby authorised shall be carried out only in accordance with the schedule of works and application form dated 18th February 2015 submitted to, and approved in writing by the Local Planning Authority.

   Reason: In order to avoid doubt and in the interests of good planning.

2. All works must be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 recommendations for tree work and the works hereby approved.

   Reason: To achieve good arboricultural practice and protect the TPO tree on the site

INFORMATIVE: Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the

protection offered to bats, birds and their nests, whilst being built or in use. For further information contact Natural England on 020 7932 5800.

1. The development hereby authorised shall be carried out only in accordance with the schedule of works and application form dated 7th November 2014, submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

2. All works must be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 recommendations for tree work and the works hereby approved

Reason: To achieve good arboricultural practice and protect the TPO tree on the site

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