LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0838 **Ward:** Crouch End

Date received: 25/03/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 2012-283/03-001 Rev A & Tree Report

Address: Land to the rear of 27-47 Cecile Park N8 9AX

Proposal: Tree works to include full removal of 1 x Horse Chestnut Tree.

Applicant: Mr Guy Dudding Duddrich Developments Ltd

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 full removal of 1 x Horse Chestnut Tree.

3.2 Site and Surroundings

- The application site is located on land to the rear of no's 27-47 Cecile Park which consisted of approximately 33 lock-up garages which have now been demolished.. The site is accessed via a gravelled access road which runs in between No's 37 and 39. The garages are situated along the southern boundary of the site.

- Along the southern boundary the site adjoins the rear gardens of properties on Tregaron Avenue. The rear garden boundary with the properties on Cecil Park consists largely of closed boarded fencing with self seeded vegetation. The site is within The Crouch End Conservation Area with the southern edge of the site forming the outer boundary of the conservation area

3.3 Relevant Planning and Enforcement history

Numerous application for this site including a scheme for 4 new houses on the site.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH – Arboricultural Officer - The tree work application proposes to fell a Horse chestnut tree. These works will be permitted for the following reasons;

1. Tree is in a poor condition with evidence of decay in the lower trunk and roots.

2. A number of replacement trees must be planted in the vicinity upon completion of the new development. New trees must be of a minimum nursery size 18-20cm stem girth. Species and planting location to be forwarded to LBH tree section for final approval

5. LOCAL REPRESENTATIONS

5.1 The following comment was received:

The Horse Chestnut, T9, does have a TPO [Number 856 on the list]. In the Planning Inspector's enquiry of a few years ago, it was our understanding that it was agreed to leave it be for the following reasons: It is a fine Veteran Tree of great visual amenity, and of course great bio-diversity to local flora and bird life, some of whom seem to be building nests in the upper branches. It seems a healthy and still vigorous specimen, with no signs of Bleeding Canker that the TTfH can discover. The recent heavy pollarding hasn't done it much good, but it seems to have survived the work remarkably well, and is a safer tree because of it. The Developers have been working hard for year to get this fine tree removed, but it actually presents little problem to the builders, and provided the rules are obeyed with regard to protective barriers to stop damage and compaction within the RPA are observed, this fine tree, though showing some signs of decay, should have years of useful and beautiful life left..

6. MATERIAL PLANNING CONSIDERATIONS

6.1 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.

6.2 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.

6.3 The tree works in question are considered acceptable due to the its poor condition with evidence of decay in the lower trunk and roots. A number of replacement trees must be planted in the vicinity upon completion of the new development. New trees must be of a minimum nursery size 18-20cm stem girth.

6.4 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

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0838

Applicant's drawing No.(s) 2012-283/03-001 Rev A & Tree Report

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 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. Replacement trees must be planted within 12 months of its removal and must be of an appropriate size at time of planting (minimum 18-20cm stem girth). The species and planting location shall be forwarded to the Council's Arboricultural Officer for final approval.

   Reason: To achieve good arboricultural practice and protect the visual amenity of the area.

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.

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