LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1942 **Ward:** Highgate

Date received: 03/07/2015

Last amended date: N/A

Drawing number of plans: no drawings

Address: Somerlese Courtenay Avenue N6 4LP

Proposal: Tree works to include felling of 1 x Oak Tree.

Applicant: Godiva Holdings

Ownership: Private

Officer contact: Gareth Prosser

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for Tree works to include felling of 1 x Oak Tree.

Site and Surroundings

3.2 The application site is located on the eastern side of Courtenay Avenue, at the end of the cul-de-sac neighbouring the Highgate Golf Course. This road is a private road with gated access. The site contains a 2.5 storey large scale detached dwelling with a separate garage and pool house. The site is located within the Highgate Conservation Area.

Relevant Planning and Enforcement history

3.3 Planning HGY/2015/2138 GTD 02-10-15 Somerlese Courtenay Avenue London Approval of Details pursuant to Condition 7 (tree protection and method statement) attached to planning permission HGY/2013/0491

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Highgate CAAC
- Highgate Society
- Tree Trust for Haringey

The following responses were received:

Internal:

1) LBH Arboricultural Team:

I have no objection to the proposed removal of the Oak or Norway maple based on their condition and amenity value. This was agreed at a site visit on 15/09/2015. Permission for removal was conditioned that 3 replacement Oak trees of a extra heavy standard nursery size (20-25cm trunk circumference) would be planted at the front of the property, upon completion of the construction works

External:

2) Highgate Society: No objection subject to conditions

3) Tree Trust for Haringey: It would seem there is a TPO [no.200] But if the oak is in a bad way, and another will definitely be planted, then it seems sensible it should be felled

4) Highgate CAAC: Objection
This is an important nature oak in the front garden and it is not clear why 'bark death' should make felling necessary. The tree officer should inspect before any action is taken.

5) Flat 1, 110 Highgate Hill: I object on principle to any tree being felled within the conservation area. However I can understand that there might be some exceptional circumstance making it necessary. Before this application is allowed, Alex Fraser or a tree expert from Haringey Council, should examine the tree to see whether the tree should remain.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 6 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:
Objecting: 2
Supporting: 2

5.2 The following local groups/societies made representations:

- Highgate CAAC

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss would be detrimental to the character of the road

5.5 The following issues raised are not material planning considerations:

- Insensitive works previously carried out

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 Council's Tree Officer has no objection to the proposed removal of the Oak or Norway maple on the site, based on their poor condition and amenity value. The Tree Officer has requested that permission for removal is conditioned that 3 replacement Oak trees of a extra heavy standard nursery size (20-25cm trunk circumference) would be planted at the front of the property, upon completion of the construction works

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

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7. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2015/1942

Applicant's drawing No.(s) no drawings

Subject to the following condition(s)

1. 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.

2. Three replacement Oak trees of a extra heavy standard nursery size (20-25cm trunk circumference) must be planted at the front of the property, upon completion of the construction works.

   Reason: To compensate for the loss of the 1 x Norway Maple