LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3328 **Ward:** Muswell Hill

Date received: 10/11/2015

Last amended date: N/A

Drawing number of plans: unnumbered

Address: 19C Woodland Rise N10 3UP

Proposal: Tree works to include re-pollarding to 3.5m approx. of 3 x Lime Trees (G1) and 1 x Lime Tree (T1)

Applicant: Ms Joanne Armstrong

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 re-pollarding to 3.5m approx. of 3 x Lime Trees (G1) and 1 x Lime Tree (T1)

Site and Surroundings

3.2 The application site comprises of a two storey detached property located on the North side of Woodland Rise. The site is located outside the Conservation Area.

Relevant Planning and Enforcement history

- Planning HGY/1993/0083 GTD 30-03-93 19C Woodland Rise London Crown thinning by no more than 20% of three Limes and one Pear tree, reduction in height by no more than 1 metre of the Limes and removal of deadwood and short stumps from all four trees.

- Planning HGY/1993/0139 GTD 16-03-93 Land Adjoining [002] 19C Woodland Rise London Removal of deadwood, removal of short stumps, reduction in height by no more than 1 metre and crown thinning by no more than 20% to 2 Limes. Removal of

deadwood, removal of short stumps, crown thinning by no more than 20% to 1 Pear tree.

- Planning HGY/1997/0032 REF 29-04-97 19C Woodland Rise London Raising of front boundary wall with metal railings to top, erection of upper first floor rear extension and installation of obscure glazed window to flank elevation.

- Planning HGY/1997/1023 GTD 12-08-97 19C Woodland Rise London Erection of first floor rear extension, obscured glazed window at flank elevation and remodelling of front garden wall.

- Planning HGY/2003/1306 GTD 16-09-03 19C Woodland Rise London Erection of first floor rear extension, installation of additional windows (obscure glazed) to bathroom, and reconstruction of front garden wall. (Renewal of permission HGY/ 53405).

- Planning HGY/2008/1155 GTD 28-07-08 19C Woodland Rise Hornsey London Tree works to include felling to ground level tree stumps of 1 x Pear tree and pollard to 3.5m approximately, of 6 x Lime trees.

- Planning HGY/2014/0319 GTD 25-03-14 Linded House 19C Woodland Rise London Tree Works to include fell to ground level 2x lime trees and re-pollard to 3.5m 4x lime trees

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Arboriculture
- Muswell Hill and Fortis Green RA
- Tree Trust for Haringey

The following responses were received:

1) None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 2 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: 0
Supporting: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

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 proposed re-pollarding of the trees is in accordance with a previous application granted permission in 2008 (HGY/2008/1155). The works would still maintain the presence and stature of the trees within the street scene and therefore the overall impact and presence of the tree within the conservation area is considered to be preserved. The works would ensure the protection and management of the tree.

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

6.1 Conclusions

- 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

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2015/3328

Applicant’s drawing No.(s) unnumbered

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.