LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1608 **Ward:** Crouch End

Date received: 17/05/2016

Drawing number of plans:

Arboricultural Assessment Report dated 25 February, Site Investigation Factual report dated 21/01/2015, Engineers report dated 06/02/2015, CET monitoring report dated 22/03/2016, TPO letter ref: 58281/7891694/

Address: Alyn Bank 21 Crescent Road N8 8AP

Proposal: Tree works to include fell to ground level 1 x Sycamore tree

Applicant: Mrs Karen Firmin OCA UK Limited

Ownership: Private

Officer contact: Valerie Okeiyi

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 fell to ground level 2 x Sycamore trees (T1 & T3).

Site and Surroundings

3.2 The subject site consist of a purpose built residential block called Alyn Bank on Crescent Road. The site is located within the conservation area. The proposal here relates to a tree to the rear of the site

Relevant Planning and Enforcement history

HGY/2012/0130 - Tree works to include Crown reduce to previous reduction points of 1 x Sycamore tree - Grant permission 03/04/2012

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH – Arb – No objection and has made the following comments;

Town & Country Planning Act 1990 – Tree Preservation Order (TPO) Trees works application.

RE: HGY/2016/1608 - 21 Crescent Road, N8

Having considered the application, the operations specified should be permitted on the following grounds:

1. *The Sycamore trees are implicated is contributing to subsidence damage of the property, Alyn Court, 21 Crescent Road, N8. Technical evidence has been provided to support this.*

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 The tree works in question is to fell to ground level 2 x Sycamore trees (T1 & T2)) to ensure the long term stability of the building.

5.4 Officers consider that the tree works in question is acceptable as the Sycamore trees are contributing to subsidence damage to the property. To support this technical evidence has been provided.

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

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1608

Applicant's drawing No.(s) Arboricultural Assessment Report dated 25 February, Site Investigation Factual report dated 21/01/2015, Engineers report dated 06/02/2015, CET monitoring report dated 22/03/2016, TPO letter ref: 58281/7891694/

Subject to the following condition(s)

1. All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Saved Policy OS17 of the Haringey Unitary Development Plan 2006.