LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1629 **Ward:** Highgate

Date received: 27/05/2016

Drawing number of plans: Site plan within the planning application form

Address: 19 Broadlands Road N6 4AE

Proposal: Tree works to include crown thinning by 20%, reduction of extremities of branches growing towards property to give clearance of 3m and removal of low branches over road to a height of 6m of 1 x Beech tree

Applicant: Mrs Rosenfeld

Ownership: Private

Officer contact: Valerie Okeiyi

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for tree works to include crown thinning by 20%, reduction of extremities of branches growing towards property to give clearance of 3m and removal of low branches over road to a height of 6m of 1 x Beech tree

Site and Surroundings

2.2 The subject site consist of a detached building located along the western side of Broadlands road and backs onto a tennis court. The site is located within the conservation area. The proposal here relates to trees to the front of the site.

Relevant Planning and Enforcement history

HGY/2009/0976 - Tree works to include crown by 20% and removal dead wood of 1 x Copper Beech at front of property - Grant permission

HGY/2006/0439 - Tree works to include felling of 1 x Silver Birch to rear of property- Grant permission

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

LBH --- Arb. - No response was received

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 considered to be acceptable in nature so as to maintain the well being of the trees and their amenity value.

5.4 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. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1629

Applicant’s drawing No.(s) Site plan within the planning application form

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 27/05/2016 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