## LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

## 1. APPLICATION DETAILS

**Reference No:** HGY/2016/1755 **Ward:** Crouch End

**Date received:** 01/06/2016

**Drawing number of plans:**

**Address:** 70-72 Shepherds Hill N6 5RH

**Proposal: Applicant**: Mr Krishnan Nagendran

**Ownership:** Private

**Officer contact:** Sarah Madondo

## 2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

## 3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

### Proposed development

3.1 This is an application for tree works to include felling of 1 Birch Silver, 1 x Eucalyptus and 1 x Bay tree to facilitate a new development

### Site and Surroundings

3.2 The application site comprises of a 2 storey Victoria building containing six residential units arranged in a continuous block, which was converted from a single dwelling in the early 1950's. The trees found on site comprised of common lime, hornbean, London plane, silver birch, laburnum, eucalyptus, bay laurel, buddleia, sorbus, sycamore, common ash, Myrobalan plum, apple and plum trees. The site is within the Crouch End Conservation Area.

### Relevant Planning and Enforcement history

3.3 There are 9 history entries

## 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

1) LBH Aboriculturist Team – Has no objection to the proposed tree removals as they were of low quality and value.

## 5 MATERIAL PLANNING CONSIDERATIONS

5.1 Para. 118 of the NPPF states that, “planning permission should be refused for development resulting in the loss ..... of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss”.

5.2 London Plan Policy 7.21 cites, “Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place right tree’”. The preamble to this policy acknowledges, “trees play an invaluable role in terms of the natural environment, air quality, adapting to and mitigating climate change and contributing to the quality and character of London’s environment”.

5.3 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.

5.4 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.

5.5 The applicant has submitted a tree report in support of the tree works to fell 1 x Birch Silver, 1 x Eucalyptus and 1 x Bay tree to facilitate a new development. The report states that the trees recommended for felling are of little individual significance, such that their loss will not affect the visual character of the area. The trees would be replaced with 3 x 14-16 cm girth native, ornamental nursery stock trees.

5.6 The proposed tree works are considered acceptable by the Council’s Aboriculturist.

## 9. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2016/1755

Applicant’s drawing No.(s)

1. The development hereby authorised shall be carried out only in accordance with the schedule of works and application form dated 01/06/2016 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 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.

3. A total of 3 x 14-16 cm girth native, ornamental nursery stock trees must be planted on site within 12 months of the removal of the trees in question.

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