REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1768 **Ward:** Highgate

Date received: 01/06/2016

Drawing number of plans:

Address: 3 Oldfield Mews N6 5XA

Proposal: Tree works to include felling to ground level of 1 x Horse Chestnut tree

Applicant: Mr Mark Khosrowpour

Ownership: Private

Site Visit Date: 30/06/2016

Officer contact: Laurence Ackrill

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 involving the felling to ground level of 1 X Horse Chestnut tree

Site and Surroundings

3.2 The application site relates to No. 3 Oldfield Mews, with the tree located to the front of the property. The host property is not listed, however the site is located within the Highgate Conservation Area and subject of a Tree Preservation Order.

Relevant Planning and Enforcement history

- HGY/2007/1846 - GTD - 30-10-07 - 3 Oldfield Mews London - Tree works to include crown reduction by 25% to 1 x Horse Chestnut tree.
- HGY/2008/2064 - REF - 25-11-08 - 3 Oldfield Mews Hornsey London - Fell to ground level one Horse Chestnut tree at front of property.
- The London Borough of Haringey (83-87 Hornsey Lane, N6) Tree Preservation Order 1979.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Arboricultural Team – No response
- Highgate Society – No response
- Highgate CAAC
- Tree Trust for Haringey

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site. 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: 1
Objecting: 1 – the tree should be replaced.
Supporting: 0

5.2 The following local groups/societies made representations:

- Highgate CAAC: if this tree has a honey fungus infection it must be felled BUT it must also be replaced by a suitable specimen of adequate size to maintain the character of the street- scene and minimise the effect on the CA of the loss of a fully mature tree.

- Tree Trust for Haringey: It is a shame that this fine tree has become diseased due to damage very carelessly incurred while building the driveway [see arb report extract below] Primarily the cause of Honey fungus colonization was the severing of roots to install a new driveway surface at no.3. This weakened the trees defence structure and spores enter through the mechanical wounds at the stem base.

  At the very least, the householder must be instructed to plant another similar tree as part of the planning permission, as it was his actions that killed this fine tree in the first place.

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

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".

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".

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.

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.

The applicant has submitted a tree report in support of the application to fell 1 x Horse Chestnut Tree. The tree report reveals that T1 (Horse Chestnut) is in a poor physiological condition colonized by Honey fungus and is also in a poor structural condition with unstable buttress roots due to the presence of white rot fungi. Therefore the recommendation is that the tree is felled.

The proposed tree works are considered necessary and acceptable. A replacement tree will be required by condition.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1768

Applicant's drawing No.(s)

Subject to the following condition(s)