31st May 2016
**Delivered by email**

London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

Dear Sir / Madam,

**SUBMISSION OF APPLICATION FOR TREE WORKS AT 70-72 SHEPHERD'S HILL, N6 5RH**

**Introduction**

On behalf of our client, KTN Highgate Limited, we hereby formally submit an application for proposed tree works (including removal of trees) at 70-72 Shepherd's Hill, N6 5RH. This application for tree works has been submitted to support the redevelopment of the site to provide 16 residential dwellings, which has been submitted under planning portal reference: PP-05130199. This tree works application has been submitted under planning portal reference: PP-05189103.

**The Site**

The site is located at 70-72 Shepherd's Hill in north London N6 5RH and lies between Highgate and Crouch End. It is approximately 5-10 minutes' walk from Highgate Underground Station (Northern Line), which lies to the west and Crouch End is a few minutes' walk to the east. Central London is approximately 4 miles to the south and can be accessed via the Underground in approximately 15 minutes.

7 Ridgmount Street
London
WC1E 7AE
Tel: 020 7255 0524 www.hplanning.london

Registered in England H Planning LTD No. 09611625. Registered Office: 4th Floor Imperial House, 15 Kingsway, London, WC2B 6UN

The trees at the site are protected due to the site's location within the Crouch End Conservation Area. We also understand that a TPO covers the site as well.

**The Proposals & Relevant Policy**

Policy OS17 *'Tree Protection, Tree Masses and Spines'* within the LB Haringey UDP seeks to protect and improve the contribution of trees to the local landscape character. The redevelopment proposals at the site for 16 new dwellings (submitted under a separate application) will necessitate the removal of three category 'C' trees (T4, T6 & T20) as shown on the plans within the supporting arboricultural report. However, the removal of these trees are rated as having a 'low impact' within the arboricultural report. There will also be encroachment into the root protection areas of T2, T3 and T21. However, these works are also considered to have a 'low impact' subject to the mitigation measures proposed within the arboricultural report.

The unavoidable loss of these three trees at the site is mitigated by additional tree planting in the communal garden to the rear as shown on the proposed landscape plan. Such an approach accords with Part B 'Planning Decisions' of Policy 7.21 *'Trees and Woodlands'* within the London Plan which states:

> *'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'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.'*

On this basis, it is considered that the proposed tree works and the removal of three category 'C' trees is acceptable in order to facilitate the wider residential development at the site along with the provision of additional tree planting at the site to compensate for this loss.

**Application Submission Pack**

The following information has submitted in support of the Application via the Planning Portal (ref: PP-05189103).

- Tree works Application Form (H Planning Ltd);
- Redline Site Plan 1:1250 scale (4466 Architects);
- Proposed Landscape Plan (4466 Architects);
- Arboricultural Report (Landmark Trees).

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We trust that the above information is sufficient for you to register and validate the application. If you have any queries, please do not hesitate to contact me at these offices.

Yours Faithfully,

Matt Humphreys, MRTPI
Director

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