

Argles James

From: Planning Support
Subject: FW: TPO for CON/2022/0335: Basement Flat 11 Milton Avenue N6 5QF

Sent: 25 August 2022 16:04

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CON/2022/0335: Basement Flat 11 Milton Avenue N6 5QF

T1: Lime (16m): Pollard removing 5m of height and shape remaining crown to keep tree at a size suitable for its location and as part of regular maintenance. Tree is too big for a small London garden.

T2: Lime (12m): Pollard removing 4m of height and shape remaining crown to keep tree at a size suitable for its location and as part of regular maintenance. Tree is too big for a small London garden.

Although the applicant is not proposing the removal of these trees, nevertheless, such a drastic reduction would alter the character of the trees and their relationship with the line of trees, presumably planted at the time these houses were built.

5 and 9 Milton Avenue both have TPO's: TPO/2022/0005. That record shows the dotted line for the group going into the garden of number 11 although the TPO's have been put on individual trees.

The Tree Officers report attached to [CON/2021/0295](#) and CON/2021/0296 which engendered the process for the TPO's says,

*Issues The Lime (T3) forms part of a significant line of trees within the rear back-to-back gardens of the properties in Milton Avenue and Langdon Park Road. It is of screen value between properties and contributes to the general amenity of the area. This tree is part of a linear group of mature trees between Milton Avenue and Langdon Park Road. The group of trees is of significant landscape amenity value, contributing to the public amenity of the area, providing canopy cover and screening between residential properties. It contributes materially to the amenities of the locality, playing an important part in providing a sense of scale, maturity and textural diversity to the immediate vicinity. These trees are generally large growing species, with useful life expectancy in excess of 40 years, they are visible to the public from the surrounding roads and are considered to be worthy of TPO. **It should be noted that there are similar linear groupings of trees within the back-to-back rear gardens between Milton Avenue and Milton Road; and Milton Road and Milton Park and all three of these groups are considered worthy of protection by TPO on the basis of their landscape amenity value.***

(Our bold).

We would ask the Tree Officer to consider putting a TPO on the trees. Then a full planning application can be made and the works can be properly assessed in the context of the group of trees.

Louise Lewis
Highgate Neighbourhood Forum