

Argles James

From: Planning Support
Subject: FW: CON/2022/0268: 4 Tile Kiln Studios 1 Winchester Road N6 5HW

CON/2022/0268: 4 Tile Kiln Studios 1 Winchester Road N6 5HW

T1: Conifer (9m): Reduce by 2-3m on side of house to prevent encroachment towards property

T2: Conifer (9m): Reduce by 2-3m on side of house to prevent encroachment towards property

This application should be read in conjunction with CON/2022/0270 3 Tile Kiln Studios 1 Winchester Road N6 5HW

These evergreen trees are currently hidden by the broadleaf trees which presumably shade the garden rather more than the conifers. During the winter months these trees make a significant contribution to the view from Archway Road and the bus stops, screening the houses from the road. (see StreetView January 2022)

This particular area between Archway Road and Tile Kiln Lane is part of the cutting under Hornsey Lane and it can be seen from the 1869 25 inch Ordnance survey map, that trees were growing there at that time. Where Islington designated the area to the South East of the bridge as Local Nature Reserve, this section has been continuously encroached by buildings and garden extensions further up Tile Kiln Lane and a large number of trees have been removed. (See the satellite view) We would like the Tree Officer to contact the applicants and visit the site with a view to saving the trees or planting replacement trees to maintain the verdant nature of this part of the cutting.

Highgate Neighbourhood Plan

Policy OS2: Protection of Trees and Mature Vegetation

- I. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. If such a loss is shown to be absolutely necessary, new development will be expected to submit proposals for suitable replacements, like for like replacement being supported where appropriate and feasible.

All works should be undertaken by qualified and experienced tree work contractors such as, an Arboricultural Association ARB Approved Contractor or an International Society for Arboriculture Certified Arborist, and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Countryside and Rights of Way Act 2000The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season

CON/2022/0270 3 Tile Kiln Studios 1 Winchester Road N6 5HW

T1: Conifer (6m): Fell to ground level to allow more light into the garden

T2: Conifer (6m): Fell to ground level to allow more light into the garden

T3: Conifer (6m): Fell to ground level to allow more light into the garden

T4: Sycamore (12m): Fell to ground level as it is causing damage to out building

Object

This application should be read in conjunction with CON/2022/0270 3 Tile Kiln Studios 1 Winchester Road N6 5HW

This particular area between Archway Road and Tile Kiln Lane is part of the cutting under Hornsey Lane and it can be seen from the 1869 25 inch Ordnance survey map, that trees were growing there at that time. Whereas Islington designated the area to the South East of the bridge as Local Nature Reserve, this section, in Haringey, has been continuously encroached by buildings and garden extensions from 7 to 10 Tile Kiln Lane, and a large number of trees have been removed. This has altered the street scene of the busy Archway Road and detracted from the visual amenity of the area.

T4 It is difficult to see exactly which sycamore this is, especially as the application says it is 12 metres high and the photo says it is 18 metres high, If it is very young there would be less objection to its felling than if it is early mature. The sycamores on this corner of the site make a significant contribution to the view from the Archway Road.

There is no informative tree report. There is no detail of what damage is being caused to which part of the building or, indeed whether it is to a separate 'outbuilding' as stated on the photo.

T1,T2,T3 These evergreen trees are currently hidden by the broadleaf trees which presumably shade the garden rather more than the conifers. During the winter months these trees make a significant contribution to the view from Archway Road and the bus stops, screening the houses from the road. (see StreetView January 2022)

We would like the Tree Officer to contact the applicants and visit the site with a view to assessing T4 with a view to placing a TPO on it and saving the trees or planting replacement trees to maintain the verdant nature of this part of the cutting.

The Officer should consider the fact that felling these trees would cause harm to the verdant character and visual amenity of the area, contrary to the National Planning Policy Framework, March 2021, Policy G7 of the London Plan 2021, Policy SP13 of the Haringey Local Plan 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

Highgate Neighbourhood Plan

Policy OS2: Protection of Trees and Mature Vegetation

- II. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. If such a loss is shown to be absolutely necessary, new development will be expected to submit proposals for suitable replacements, like for like replacement being supported where appropriate and feasible.

All works should be undertaken by qualified and experienced tree work contractors such as, an Arboricultural Association ARB Approved Contractor or an International Society for Arboriculture Certified Arborist, and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Countryside and Rights of Way Act 2000The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season

Louise Lewis
Highgate Neighbourhood Forum



Sycamores

Conif

Archway Rd

Archway Rd

Tile Kiln Ln

Loss t

Tile Kiln Ln

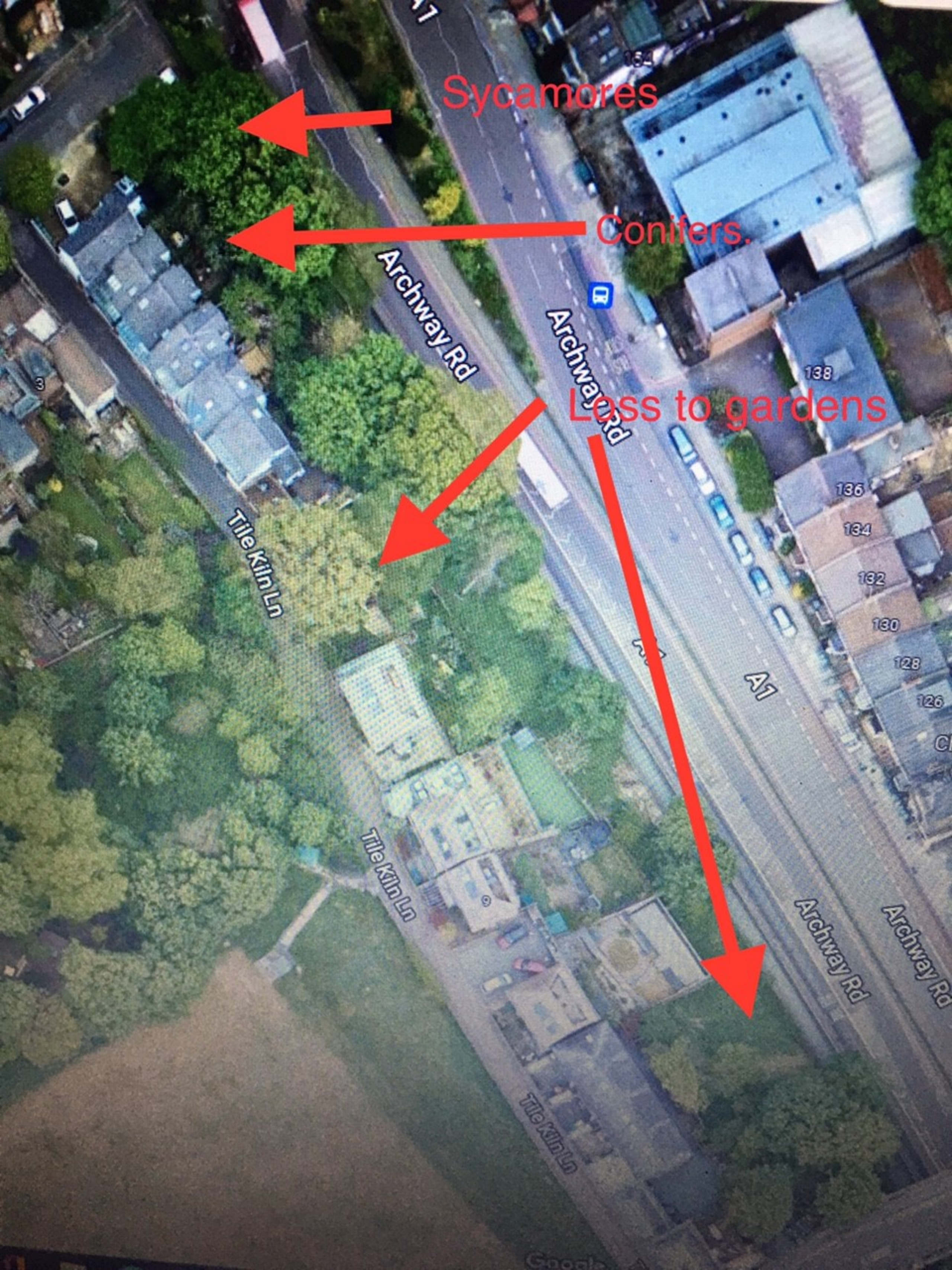
x | Email - Barry and Louise Lewis - x | A1 - Google Maps x +
maps/@51.5717522,-0.1396419,3a,75y,245.66h,102.48t/data=!3m7!1e1!3m5!1slanNgdAfKImDkdGYggB_4A!2e0!6shttps:%2F%



StreetView Tile Kiln La
'22



Sent from my iPhone



Sycamores

Conifers.

Loss to gardens

Archway Rd

Archway Rd

Tile Kiln Ln

Tile Kiln Ln

Tile Kiln Ln

Archway Rd

Archway Rd

A1

Google



StreetView Tile Kiln Lane from Archway Rd
'22

