

James Argles

From: Planning Support
Subject: FW: 108-110 Colney Hatch Lane - HGY/2022/2697

Sent: 06 December 2022 14:56
Subject: RE: 108-110 Colney Hatch Lane - HGY/2022/2697

Re:
PP: HGY/2022/2697
Location: 108-110 Colney Hatch Lane London N10 1EA
Proposal: Change of use to 2no.dwellings (Use Class C3), extension to create lower ground floor level (basement) and lightwells, rear and side roof and dormer extensions and alterations, single storey rear extension, replacement of single storey front extensions, new/altered/replacement windows and doors, new rooflights, alterations to cladding and rear terraces, landscaping works and provision of cycle stores.

I hold no initial objections.

An Arboricultural Impact Assessment by Apex Environmental has been carried out and is dated 17/10/2022.

The report has been completed to British Standard 5837: 2012 Trees in relation to design, demolition and construction- Recommendations I concur with much of the report including the root protection areas (RPA), tree protection plan (TPP) and the tree quality classifications in appendix 1. Photographs of the trees most affected by the proposal have been included within the document.

The Ash trees T1- T4 are self sets that have reached the exclusion stage and never been thinned out. They are leggy, suppressing, and reaching for the light. Their height to stem ratio shows this. They are also presently too close to the structure. These Ash trees have been given a generous category B1 rating. The Laurel has also been given a B2.
T12 'unidentified tree' is no longer there.
T11 Prunus is a poor specimen and is classed as a category C1 tree along with the Lawson Cypress tree.

If the above trees are to be removed to necessitate the proposal, then we would expect to see a landscape plan for the front and rear. Suitable tree planting, allowing for an open crown to develop, would be part of that landscape plan and to compensate for tree and canopy loss. A tree/s with good interest and urban fitness would be recommended.

Rather than individual TPP, it would be easier to erect sturdy fixed Heras fencing across the garden to prevent any access or storage within the RPA.

Until we see a Landscape Plan with suitable tree planting, I cannot from an arboricultural point of view, fully endorse this application.

Regards,

Daniel Monk
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