

Dear Haringey Planning Department,

I object to application HGY/2023/0717 to fell two Lawson's Cypresses at the entrance to 65 North Road, N6.

1. Firstly, the applicant doesn't give any reason for cutting down these trees. You cannot cut down trees in a conservation area without a valid reason.

This ought to be even more the case now that Haringey Council has stricter policies on maintaining the tree canopy and measures against climate change.

2. Second, the map provided is completely inaccurate. As in some previous applications, the applicant has left out some of the buildings most directly affected by his proposals, including No 59 North Road.

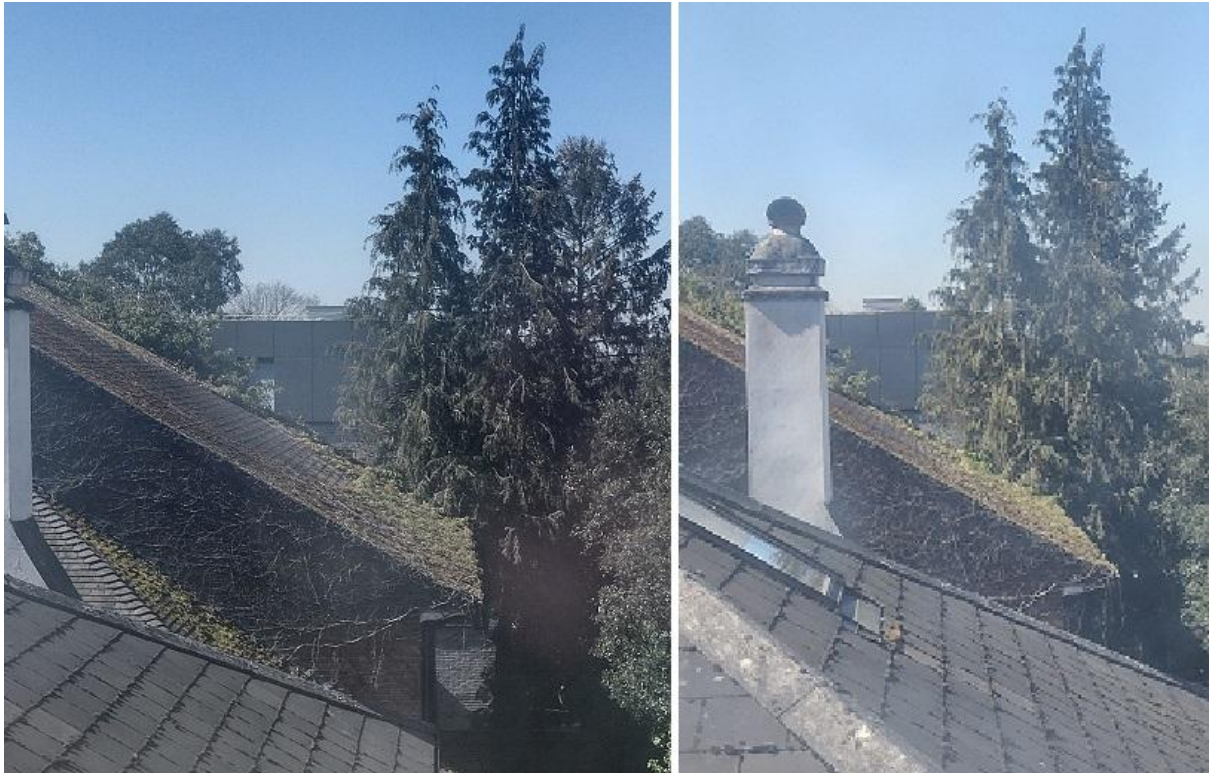
The correct layout is as below:



(Taken from Bing maps)

3. The two trees the applicant wants to cut down serve the valuable purpose of largely hiding one of the two massive, overbearing houses he built under application HGY/2015/3796, replacing the area of green space, smaller house and tiny cottage that were on the site prior to his demolish and rebuild development project.

The new houses are considerably taller and more square than the earlier structures, presenting a sizable blank wall towards houses further up the lane, contrary to the character of this part of the Highgate Conservation Area. These two trees go some way towards retaining that leafy character and should not be removed.



Comparing the more recent satellite image from Bing with the older satellite image from Google maps shows the enormous difference between the new development and the old houses:





Removing these two trees would negatively affect the amenity of residents of Highpoint, Grimshaw Close and 59 and 61 North Road, contrary to policy DM1 of Haringey Development Management DPD.

4. The two Lawson's Cypresses were retained under the final versions of HGY/2021/1302, the landscape plan for HGY/2015/3796, and for CON/2021/0233, an application to remove trees and shrubs along the border with 59 and 61 North Road. The final, agreed plans superseded earlier applications, clearly showing the two trees as "retained". The applicant should not be permitted to get around landscape plans he agreed to previously by subsequently applying to remove trees one or two at a time, as in this application.

5. Several neighbours tell me that at least one of the replacement trees planted following the agreement reached on the final landscaping plans for HGY/2021/1302 and/or CON/2021/0233 has died. If the applicant is given permission to fell these trees despite all of the above, not only should he be obliged to replace them with two equally tall trees which provide the same degree of screening as the two Lawson's Cypresses do now, he should also be obliged to make sure they are replaced with similarly large trees if they are damaged or die subsequently.

Please do not grant permission for this application.

Yours sincerely,

Therese Gray
Flat 1 Northfield Hall,
59 North Road