



Officer Report

Application Number:	HGY/2023/1052
Application Type:	Approval of details reserved by a condition
Address:	7 Church Road, Hornsey, London, N6 4QH
Proposal:	Details of tree protection measures as required by condition 4 of appeal ref. APP/Y5420/D/21/3289118 (council ref. HGY/2021/2629) for Erection of single storey extension at ground floor level and excavation at basement level to create additional living space.
Case Officer:	Emily Whittredge
Valid Date:	17/04/2023
Applicant:	Mr and Mrs Zoltan and Samantha Lehel
Agent:	Mr Alexandru Ungureanu

RECOMMENDATION

Approve

1. Proposal

Details of tree protection measures as required by condition 4.

2. Approved Development

The parent consent appeal ref. APP/Y5420/D/21/3289118 (council ref. HGY/2021/2629) is for the erection of single storey extension at ground floor level and excavation at basement level to create additional living space.

3. Consultation Response

Haringey's Trees Team have reviewed the submitted details and have the following comments:

I hold no objections to the submitted details and Condition 4, in relation to HGY/2023/2629 for the allowed extension, can be discharged without delay.

The above location is within the Highgate Conservation Area. This protects every tree with a diameter at breast height (taken at 1.5m) >75mm.

Roots are notional and further site investigations have been carried out. I concur with the findings, assumptions, and conclusions.

A site visit confirmed 900mm drop between properties. Excavation has revealed no primary, or secondary roots. Individual roots are to 25mm.

The pollarded Lime trees T1 C, T2 U, & T3 B are the smallest within the line of Limes, and I agree with the tree quality classification categories given in the British Standard Trees in Relation to Design, Demolition and Construction 2012- Recommendations.

Incursion into the root protection area of T2 & T3 are minimal 7 and 5.9%.

The greatest incursion is T1 19.2% however, given the findings from the further site investigations, I hold no objections.

The Limes are managed as regular pollards. This affects the shoot/root ratio as well as extending the trees life generally.

4. Analysis/Assessment

Condition 4 reads:

No ground excavation shall take place at the site until a scheme for the protection of the retained trees to the south-west of the site (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.

The Planning Inspector imposed this condition to ensure the long-term health of the trees.

Overall, the submitted information satisfies the requirements of the condition, as confirmed by the Council's Tree Officer, and is therefore supported and recommended for approval.

5. RECOMMENDATION

Grant Discharge Condition