



Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2022/2764
Consent under Tree Preservation Orders
27, Dukes Avenue, London, N10 2PX
Works to tree protected by a TPO.
London Plane (T5) - Fell.
T5 & C1 are causing subsidence damage to the neighbouring property 2 Elms Avenue, Muswell Hill, London, N10 2JP.
The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are £55,000.00 if the influence of the tree(s) remain and £11,000.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = £66,000.00. It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application. (Works to Wisteria (C1) will be considered separately under a Section 211 Notice)
Case Officer: Daniel Monk
Valid Date: 17/10/2022
Applicant: Miss Chelsea Terry
Agent: Miss Chelsea Terry

RECOMMENDATION

Refuse

Refusal Reasons:

There is judged to be no sound arboricultural or overbearing practical reasons to justify the removal of this protected tree, the effect of which would be detrimental to the local amenity and the streetsscene. The LPA consider that pollarding the tree would take the tree's roots (shoot/root ratio) out of the zone of influence and thereafter can be maintained on a common practice pollarding regime with London Plane trees generally pollarding well.

Informatives:

INFORMATIVE: The Local Planning Authority (LPA) would allow a significant crown reduction around the break as marked on the photograph below. The LPA would have no further objections to applications for the tree being managed as a regular pollard.