

Highgate School Tree applications 2023

HGY/2023/3255, HGY/2023/3370, HGY/2023/3256, HGY/2023/3363, HGY/2023/3258, HGY/2023/3260, HGY/2023/3257, HGY/2023/3275

Once again Highgate School has put in a series of applications rather than one application covering all the tree works they want to carry out on their estate.

As we have said before (see our comment on HGY/2021/4101) we would like Highgate School to develop a strategy for the management of the trees on their estate. They are one of the larger landowners in Highgate and this would support their commitment to preserving and developing Ecological Corridors and Stepping Stones in the Highgate Neighbourhood Forum Area. The nearest thing in the public domain, is the Highgate School SPD where it says,

“ Objectives under policy 5.91 The Council will expect that as proposals are brought forward, the following will be considered and addressed as part of the assessment of landscape impact:

- conserve the landscape structure of mature trees and openness;*
- improve the value of Nature Conservation across the School Estate;*
- develop a sustainable and productive landscape within the School Estate;”*

These trees are all in areas where there have been, or there are proposed, building works, yet these applications make no reference to either the buildings, the landscape or the SPD. There are no proposals to plant replacement trees and there appears to be no overall management plan. The school is in discussion over its future development but these applications do not take that situation into account.

There have been large numbers of tree fellings and drastic reductions over the years. It would seem that though replacement trees have been planted where full planning applications for buildings and landscaping have been made, there is no evidence that replacement trees of equivalent size and species have been planted when trees have been felled under normal tree applications.

We would ask the Tree Officer to contact the school's Head Gardener, Fred Duke, as a matter of some urgency in order to consider these proposals as a whole, in the context of previous tree works and with reference to a Tree Strategy while future development plans are under consideration. If there is no such strategy, we would ask that Highgate School work towards framing a Tree Strategy within an overall Environmental and Climate Change Plan.

Louise Lewis
Highgate Neighbourhood Forum

Highgate School Applications
December 2023 HGY/2023/ 3255/3256/3257/3258/3260/3263/3270/3275

The maps are out of date, so the map showing the Junior School and the Playing Field does not have the new junior school building marked on it. It was built nearly ten years ago.

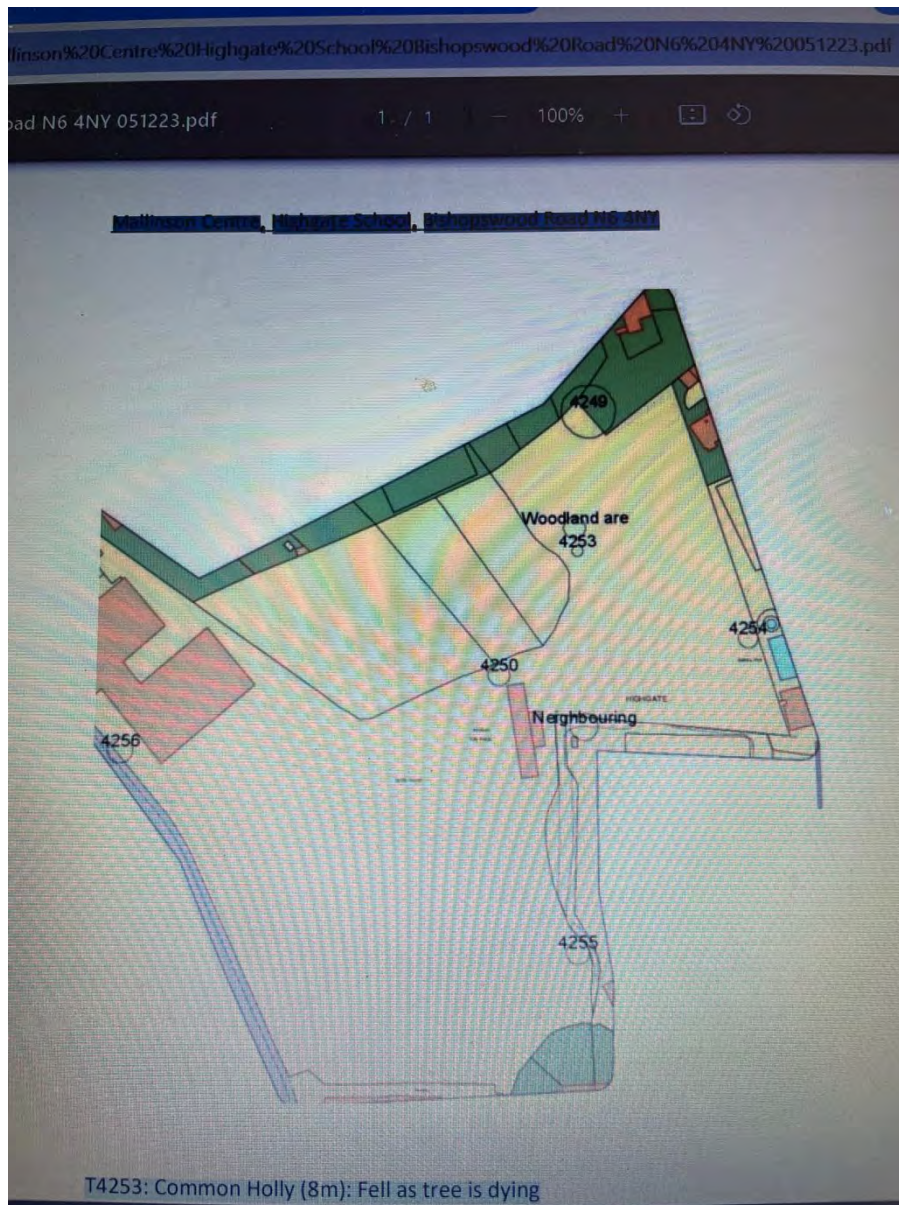
Not all trees are marked on the maps making it difficult to identify them and failing to put them into context.

The circles have been drawn over the numbers so it is difficult to relate the trees on the map to the trees in the report.

Altogether six trees are to be felled and many to be drastically reduced. We believe that taken together, it will reduce the verdant nature of the street scene, particularly along Hampstead Lane.

Louise Lewis

Highgate Neighbourhood Forum



HGY/2023/3255

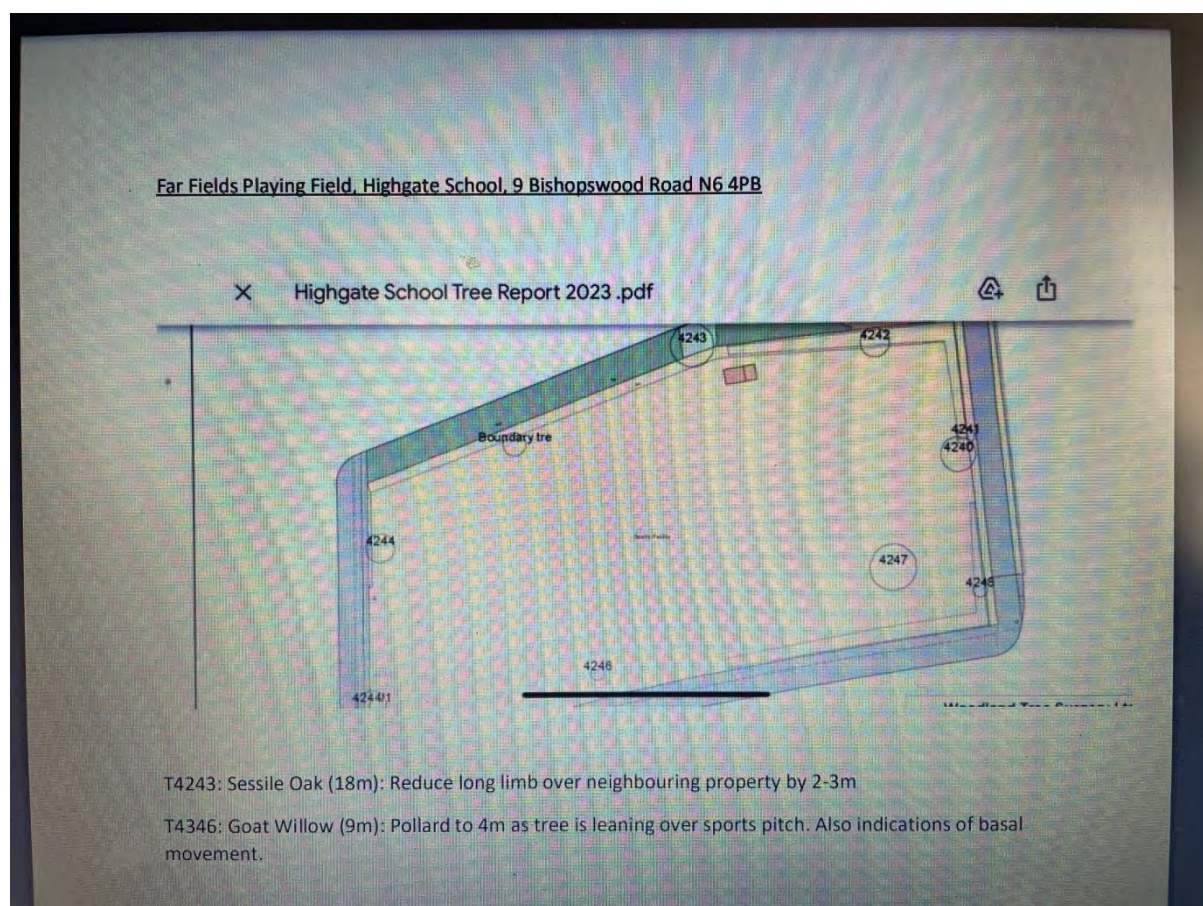
4NY T4253: Common Holly (8m): Fell as tree is dying

Holly tree in Highgate have suffered stress over the past couple of years. The tree should be left to see if it makes a recovery after the weather conditions obtaining in 2023. Should the tree be felled a suitable replacement tree should be planted.

HGY/2023/3370 Highgate School Sports Field, Bishopswood Road,

T4255: Ash (16m): Die back in crown. Pollard removing up to 5m of growth to reduce the risk of failure

We would ask the Tree Officer to assess whether degree of pollarding is excessive.



Note that application HGY/2023/0316, is outstanding. We trust that Highgate School is reconsidering their proposal to install artificial turf. The trees in both these applications could form part of an alternative proposal.

HGY/2023/3256

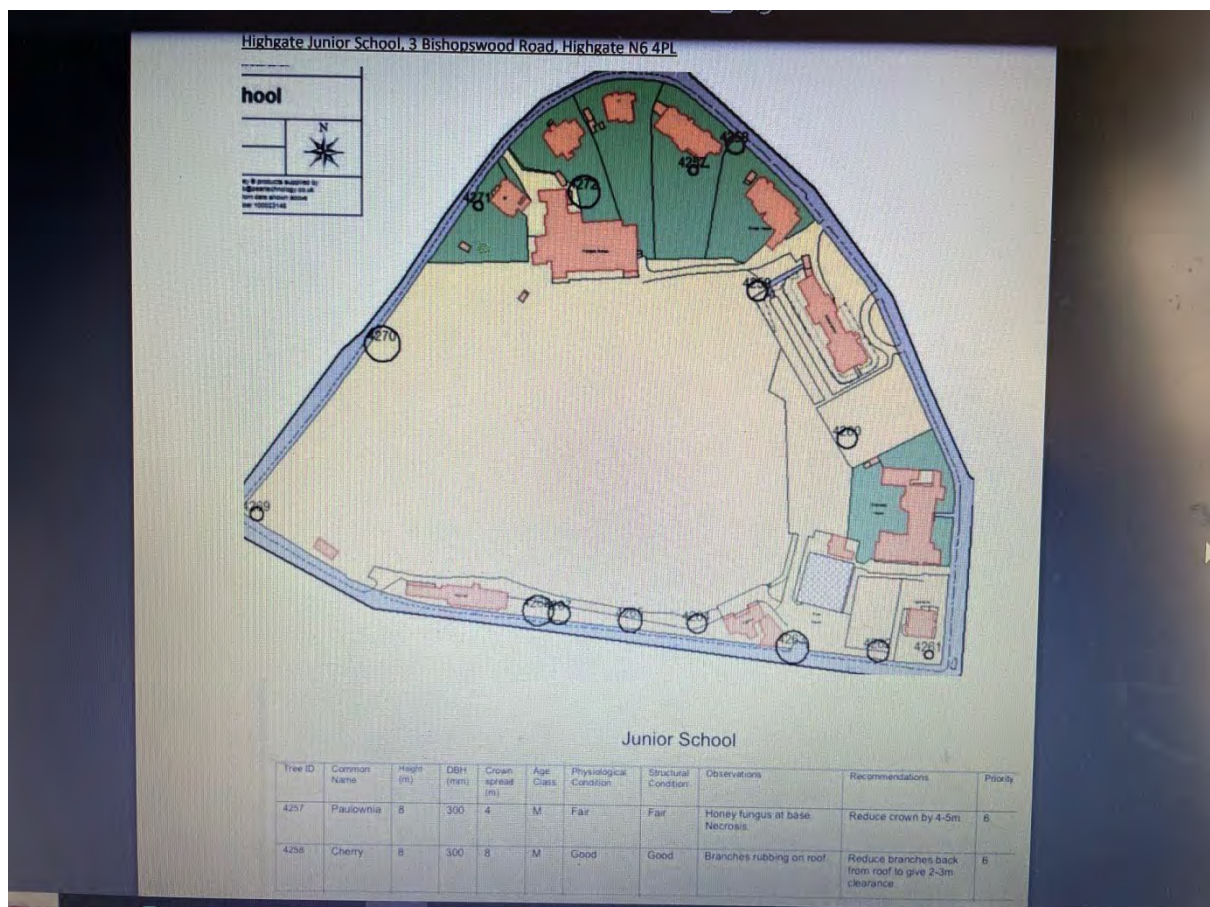
T4243: Sessile Oak (18m): Reduce long limb over neighbouring property by 2-3m T

4346: Goat Willow (9m): Pollard to 4m as tree is leaning over sports pitch. Also indications of basal movement.

Unclear whether there are not other management options which would be preferable. Is this the best practice for the tree?

HGY/2023/3363 Far Field Playing Fields, T4244: Ash (16m): Overextending limbs over playing fields. Crown reduce by 2m to reduce risk of failure.

Unclear whether there are not other management options which would be preferable. Is this the best practice for the tree?



This map is totally out of date showing the old buildings that were replaced by the school nearly 10 years ago.

HGY/2023/3258

T4257, paulownia, 8m honey fungus reduce crown by 4-5m

T4258, cherry 8m branches rubbing on roof reduce branches back from roof

The works to T4257 Paulownia seem excessive. We would ask the Tree Officer to assess whether the work is appropriate.

HGY/2023/3260

T4261 Holly 9m dying tree fell

Check to see if can save or replacement tree. This tree provides evergreen screening at a lower level.

T4262 group x3 lime trees 22m reduce all to same height

Two trees at either end of the playing field are marked as T4262, We assume this is the easterly one. Unclear whether the reduction is to 18 metres, which might be acceptable, or 8 metres, which is not. The trees provide good screening between Hampstead Lane and the school.

T4263 Turkey Oak 25ms tree over house/road crown reduce 4 m's

Again there are two possible markings for T4263, we imagine this is the clearer one to the east by the school building. No reason is given for this reduction. It should be justified before work is begun

T4264 lime 20 ms large basal cavity 6-7m reduction and reshape

Once more a reduction of more than 30% would affect the view of this tree and the prospect of Hampstead Lane. Alternative management options should be sought.

T4265 lime x 2 25m reduce height of tree 1 by 6-7m's and Tree 2 to same height

It is difficult to identify these two trees but, no reason given for reducing the height of these wonderful trees. Refuse.

T4267, lime 25m reduce by 3m's and shape.

No reason given for reducing the height of this fully mature tree. Refuse.

T4268, Turkey Oak 22m reduce by 2-3 m's

Only if the Tree Officer agrees that it is necessary for the good management of the tree

T4269, lime 10m cavity from base to 2m's reduce by 2-3 m's

This seems excessive. The Tree Officer should assess the appropriate methods of managing this tree.

T4270 Turkey Oak 25m Crown Reduce by 3-4 metres

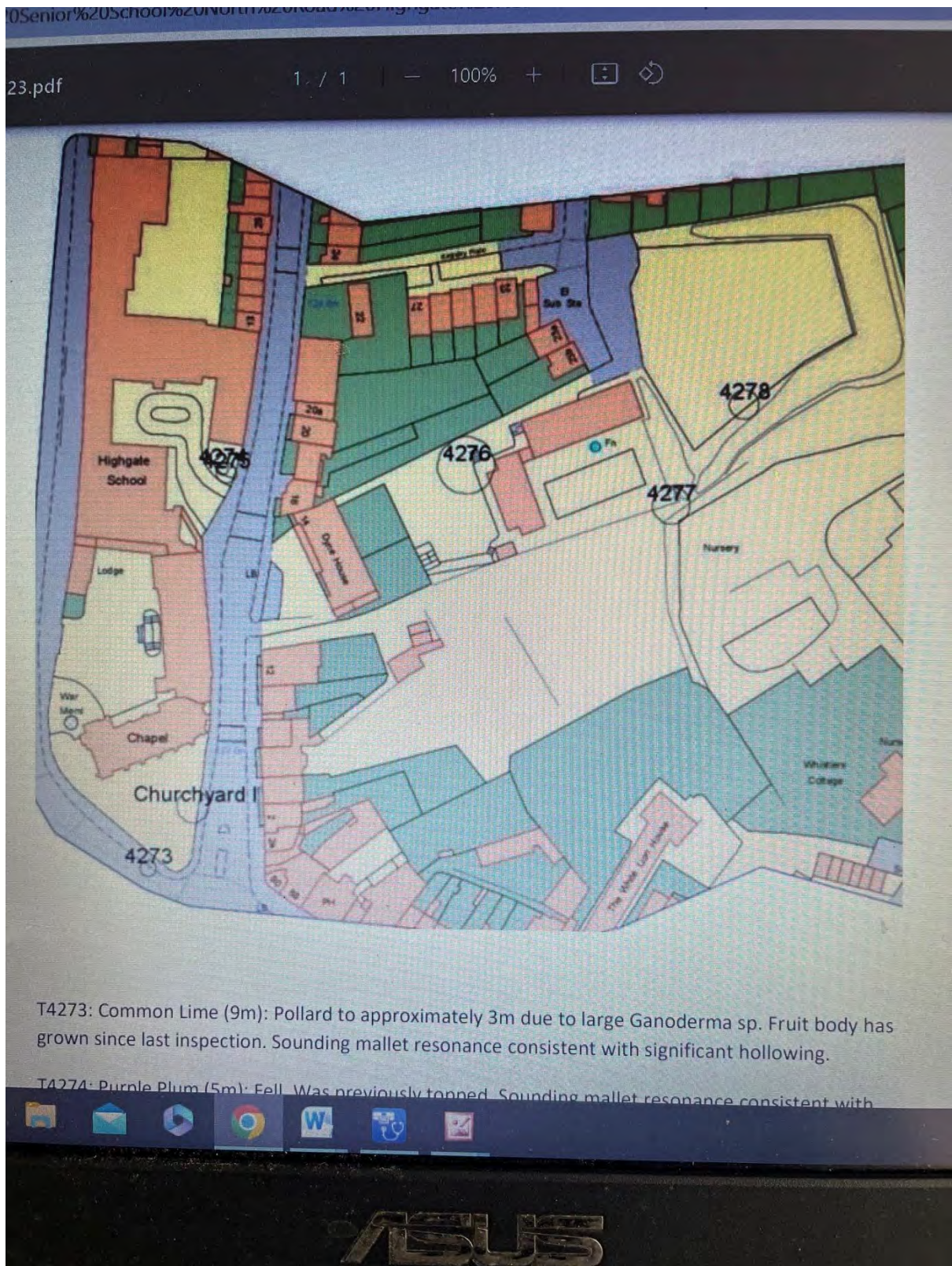
No reason is given to reduce this tree.

T4271. Holly x2 8m's

poor condition

fell

There is no evidence for, or analysis of their poor condition. This area has suffered a reduction in tree cover over the years. Holly provides year round screening. Alternative management proposals should be implemented.



HGY/2023/3257

T4273: Common Lime (9m): Pollard to approximately 3m due to large Ganoderma sp. Fruit body has grown since last inspection. Sounding mallet resonance consistent with significant hollowing.

This tree is highly important for the street scene and makes a significant contribution to the sylvan quality of this part of Highgate Village. There should be a full picus test for evidence to fell this tree and other options should be explored. Trees are marked in this position, on the 1869 25 inch Ordnance Survey map. It may well be that it is a veteran lime and is hollow because of its old age. This would make it a significant tree in its own right.

This tree was part of the group of trees implicated in Highgate Schools application to renovate the churchyard walls and railings.

HGY/2023/3275 Highgate School, North Road, N6 4AY

T4273: Common Lime (9m): Fell due to large Ganoderma sp. Fruit body has grown since last inspection. Sounding mallet resonance consistent with significant hollowing. Haringey are rebuilding the wall beside the lime trees and given the poor condition and that it will eventually need to be taken out anyway, our client would like to take it out now

The previous comment on this tree, HGY/2023/3257, was written before this fresh application was seen.

This tree is highly important for the street scene and makes a significant contribution to the sylvan quality of this part of Highgate Village. There should be a full picus test for evidence to fell this tree and other options should be explored. Trees are marked in this position, on the 1869 25 inch Ordnance Survey map. It may well be that it is a veteran lime and is hollow because of its old age. This would make it a significant tree in its own right.

This tree was part of the group of trees implicated in Highgate Schools application to renovate the churchyard walls and railings.

The informative attached to the consent to application HGY/2022/ 4251 says

INFORMATIVE: Tree Works The applicant is advised that approval of this listed building consent does not give permission for any tree works.

No arboricultural report was attached to that application so we have no way of knowing if and by how much this tree has deteriorated.

We would contest that this tree 'has to be taken out anyway'.

HGY/2023/3257 continued

T4274: Purple Plum (5m): Fell. Was previously topped. Sounding mallet resonance consistent with significant hollowing.

This tree is subject to a previous application which was refused as the two trees, T4273 and T4274 make a significant contribution to the street scene and the Conservation Area. It was also earmarked for removal under the contentious plans to redevelop this part of the Highgate School Estate. There should be a full picus test for evidence to fell this tree.

T4275: Purple Plum (7m): Crown reduce by 2m as removal of adjacent tree may increase chances of small branch failure. [See above](#)

T4276: Common Ash (20m): Crown reduce by 4m as previously high pollarded with long leggy regrowth. [There is no photograph to show the effect of this pollarding on the tree.](#) [A high pollard may be appropriate.](#)

T4278: Common Ash (6m): Fell as thin heavily leaning tree [This tree is one of a row on an embankment we believe is covered by a TPO. From memory, they are clearly marked on the 1869 map.](#)