
HGY/2024/1040 1 Highgate Avenue, N6 5RX

07/05/2024

Pollarded Lime Tree in rear garden: this tree has been managed as a pollard for number of years and consequently has a poor, dense form; the tree is in shade of 2 tall Sycamore trees that provide foliage cover between the adjacent properties; the tree is causing cracks in the retaining wall that separates this property from all adjacent properties on lower level. Proposed work: Remove tree to ground level and replace immediately with a more suitable species for the space.

The application form talks only of felling the lime tree but the photo indicates that the applicant wants to cut back the sycamore.

There is no evidence to demonstrate that it is the trees causing any cracking to the wall. No alternative measures are suggested. eg removing any decking and exposing the RPA of the trees, or rebuilding the wall.

Both these trees make a significant contribution to the visual amenity of the street scene and the Conservation Area. We would ask for a TPO to be put on both trees as a matter of urgency.

They are in 'good condition'

They have a long retention span

They are highly visible

They are a group (and were part of a larger group which has gradually been felled)

They have habitat value.

Eight trees have been removed from the gardens of 1 and 3 Highgate Avenue over the past three years. It is unclear whether any replacement trees have been planted. The side extension, granted permission under HGY/2021/1686, has blocked the view to the rear gardens decreasing the leafy aspect of this corner of the street.

See history below



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History

CON/2021/0287

Early in 2021 an application was made, CON/2021/0287:

To remove (T1&T2) 2 x Lime trees directly behind the property remove these trees to ground level and replant more suitable species away from the house.

This was done though no evidence has been provided of any replanting.

An engineer's report also identified:-

1 x Large Lime tree at the North East corner of front garden: tree has been routinely pollarded. Proposed work: repollard back to most recent reduction points (up to 2 metres reduction)

1 x Large Sycamore in alleyway behind property: this tree is overgrown for its situation and is blocking light to several houses with small gardens on Archway Road. Proposed work: reduce tree by up to 2.5 metres to significant growth points in line with BS3998

It is unclear if this was done.

The report also said:-

There is ample foliage cover from T3&T4 make up for the loss of these trees.

We believe that T3 and T4 referred to in CON/2021/0287 are the T1 and T2 marked in this application. T1, aka T3, is the one they wish to fell.

HGY/2021/1686

In June 2021, application HGY/2021/1686 was submitted for the *Demolition of existing rear outbuildings and construction of glazed rear extension, and insertion of new glazing to side elevation,*

The Officer report said:

3.5 It is accepted the proportions of the rear extension are such that this will be a large addition to the back of the property. Equally it is noticed that there are mature trees within the ground of the application site and in other gardens meaning such an extension will not be a highly visible feature. In these circumstances the extension here is not viewed to be prominent and would not harm the character and appearance of the property and that of the conservation area.

In other words, the application was permitted believing that the trees would be retained.

HGY/2023/1434 two leylandii were removed with the stated intention of replacing them with magnolia. It is unclear whether a magnolia or similar has ever been planted.

CON/2021/0323

Of interest is the Officer Report for the next door property, 3 Highgate Avenue, in CON/2021/0323.

The trees provide canopy cover and screening between the residential properties. As a linear hedgeline feature this group of trees may be of wildlife benefit providing forage and

nesting sites.

Louise Lewis

Highgate Neighborhood Forum