

**PLANNING APPLICATIONS SUB-COMMITTEE 27 FEBRUARY 2006**

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999**

SUMMARY

This report seeks to confirm the Tree Preservation Order placed on Oak tree (T2) specified in this report.

REPORT

The tree is located at: 17 Christchurch Road N8  
(formerly 135 Crouch Hill)

Species: T2 - Oak

Condition: Good

The Council's Arboriculturalist has reported as follows:

The original TPO request was for two trees, an Oak (T2) and a Himalayan Pine (T1) at 135 Crouch Hill. A new development was proposed for the site and it was thought the two trees would be under threat. The development never took place. Subsequently, the land on which the two trees are located was sold and now forms part of the title, 17 Christchurch Road, N8.

An objection has been made from the owner of 17 Christchurch Road, regarding the Himalayan Pine (T1). Since the tree is no longer under threat from development and the property has previously suffered subsidence damage, it would be prudent to confirm the TPO subject to modifications, excluding the Pine tree (T1).

**However, no objection has been made regarding the Oak. The Oak tree (T2) warrants being protected by a T.P.O. on the following grounds**

The tree is of high amenity value,

The tree is visible to all local residents from a public place, It can clearly be seen from Crouch Hill, N8. It can also be seen from the rear of many adjacent properties.

The tree provides a habitat for wildlife

The tree is a native species and because of its age, creates an important habitat increasing local bio-diversity. It provides a food source and shelter for wide variety of local wildlife, including invertebrates, birds and mammals. This may include protected species such as Bats.

The tree provides a screen

The tree provides a screen to nearby buildings and because of its size, helps to break up an often, harsh local urban environment.

The tree is suitable to its location

The tree contributes greatly to the character of the Crouch End Conservation Area. It is one of many mature trees found in the rear gardens of Christchurch Road and Crouch Hill, a number of which are protected by TPO's. The trees' location is suitable also being approximately 20m from the nearest property. It therefore presents a low risk in respect of any possible subsidence damage claim.

The tree is a significant specimen

The tree is a mature specimen, having good form and appears healthy for its age and species. Oak trees can live for 200-300 years and in certain conditions much longer. This tree has a long safe useful life expectancy.

**RECOMMENDATION**

The Tree Preservation Order upon the aforementioned tree (T2 – Oak) under Section 198 of the Town and Country Planning Act 1990 be confirmed.

**Paul Smith**  
**Head Of Development Control South**