

**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 Group of Lime trees (shown within a broken black line on the attached plan) specified in this report. Originally it was proposed that 10 trees would be covered in this T.P.O. However, the number proposed is now 7.

REPORT

The trees are located at: Entrance to the Gas works bordering 123 Hornsey Park Road N8.

Species: Group of 7 Lime trees (G1).

Condition: Fair

The Council's Arboriculturalist has reported as follows:

The original request for a TPO came from the Parkside Malvern Residents Association (PMRA) who represent many local residents including those on Hornsey Park Road. The area including the group of trees is part of a larger area proposed for re-development under the Eastern Haringey Heartlands Masterplan. This may have put the trees at risk due to the future development proposals.

An objection was raised to the TPO by National Grid, the site owners. It was stated that the TPO would impose a constraint on any development of the site.

I would disagree with this assertion, as the trees occupy only a small piece of land on the periphery of the site

The trees form an important amenity feature due to the lack of other trees and suitable planting locations along a heavily used highway.

The trees have an important historical relevance to this area. They are some of the few remaining Lime trees that once graced most of the front gardens of the local houses developed from farm land in the late 19<sup>th</sup> century.

The group of Lime trees warrant being protected by a T.P.O. on the following grounds:

The trees are of high amenity value and suitable to their location.

The trees are visible to all local residents and road users from a public place, they can clearly be seen from Hornsey Park Road, N8. Limes have been planted historically on or adjacent to highways due to their tolerance of pollution and regular pruning. Their importance is increased because the off street parking and pavement parking leaves little opportunity for new tree planting on Hornsey Park Road.

The trees provides a habitat for wildlife

The trees create an important habitat increasing local bio-diversity. They provide a food source and shelter for wide variety of local wildlife, including invertebrates, birds and mammals.

The trees provide a screen

The trees provide a screen to the proposed development site and because of their size, help to break up an often harsh, local urban environment of built structures.

The trees appear healthy for their age and species

The trees are semi-mature specimens, appearing healthy for their age and species. Lime trees can live for 200-300 years. The trees have a long safe useful life expectancy. Lime trees also tolerate pruning, so can easily be managed in the future.

### **Comments from Head of Development Control**

Concern has been expressed by the Landowner that a TPO would place a constraint on the development of the site; further, any implications for the Heartlands Master Plan must be assessed.

Firstly, the trees concerned are very close to the back edge of the pavement, very much on the perimeter of the site. If they were more centrally located there would be greater Impact on future redevelopment potential, but in this position the trees should have minimal effect; there will be other factors to be assessed in siting any development in this area, including the building lines of adjacent terraces of houses, and the need to avoid overshadowing or overlooking. There is already an existing vehicular access to the site immediately south of the group of trees.

Secondly, the Council Arboriculturalist has reduced the number of trees involved, from 10 to 7; the two trees at southern end (closest to the access road), and one tree at northern end (adjacent to house at 123 Hornsey Park Road) are not of such quality as the others due to previous pollarding. This reduction should also minimise any impact on the development potential of the site. The Arboriculturalist has advised that the protection distance from stems of trees to any future construction works should be 6 metres.

## RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees (G1 – Group of 7 Limes) under Section 198 of the Town and Country Planning Act 1990 be confirmed.

**Paul Tomkins**  
**Head Of Development Control North**