

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 the trees specified in this report.

REPORT

The trees are located at: Land at 13 North Hill N6

Species: T1 – T5 Sycamores.
T6 - Lime.

Condition: Good

The Council's Arboriculturalist has reported as follows:

A Tree Preservation Order should be attached on the following grounds:

The original request for a TPO came from the Tree section in response to a planning application for the site. The trees were thought at risk due to the future development proposals.

The trees form an important amenity feature contributing to the character of the Highgate Conservation Area.

The group of 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 North Hill, N6. They are growing in a designated garden area.

The trees provide a habitat for wildlife

The trees are not native but are widely naturalised species and create an important habitat, increasing local bio-diversity. They provide a food source and shelter for a 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 to the adjacent property and help to soften 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. The trees have a long safe useful life expectancy. Lime and Sycamore trees also tolerate pruning, so can easily be managed in the future.

No objections have been received.

RECOMMENDATION

The Tree Preservation Order upon the aforementioned trees under Section 198 of the Town and Country Planning Act 1990 be confirmed.

Paul Smith
0 Head Of Development Control South