

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 is now 7

REPORT:

The tree are located at : Entrance to the Gas works bordering 123 Hornsey Park Road

SPECIES: Group of 7 Limes 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 group of trees is part of a larger area proposed for re-development under Eastern Haringey Heartlands Master plan. This may have put the trees at risk due to the future development proposals.

An objection was raised to the TPO by National Grip, 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 on the site.

The tree forms an import 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 gardens of the local houses developed from farm land in the late 19th 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 provide 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 this 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 meters.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 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 treat... 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 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 resident 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 native species and because of its age, create an important habitat
increasing

Local bio-diversity. It provides a food source and shelter for wide variety of
local wildlife,

Including invertebrates, bird 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
approximately

20m from nearest property. It therefore presents a low risk in respect of any
possible

subsidence damage claim.

The tree 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 (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

The tree is located 12-14 Southwood Lawn Road N6

SPECIES: Lawsons Cypress (T1)

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

- 1.The tree is high amenity value, being visible to all local residents.
- 2.The tree is a mature specimen, having good form, it is approx. 12 m high, triple stemmed
at 50cm with a stem diameter of 30-40cm.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

The tree is located 26 Crescent Road N8

SPECIES: T1 (Taxus Baccatta) Yew

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

- 1.The tree is high amenity value, being visible to many local residents.
 - 2.The tree is a native species and provides a habitat for local wildlife.
 - 3.The tree is a semi-mature specimen, having good form, of normal vigour. It is approx 10m high with a D.B.H of approx 30cm.
 - 4.The location is suitable,. Approx 10m from nearest point of property and unlikely to represent a risk in respect of subsidence claim.
 5. The tree could be maintained easily in the future.
- No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

The tree is located 15 View Road N6

SPECIES: T1 Birch

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is high amenity value, being visible to local residents.
 2. The tree is a semi-mature specimen, having good form, of normal vigour, no defects and
In good health.
 3. There are no arboricultural reason for the removal.
 4. The tree is a native species. It enhances the area visibly..
- No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree

specified in
This report.
<p>REPORT: The tree is located Waterboard Cottaage, Tile Kiln Lane N6</p>
<p>SPECIES: Quercus rober</p> <p>CONDITION: Good</p> <p>The Council's Arboriculturalist has reported as follows:</p> <p>A Tree Preservation Order should be attached on the following grounds:</p> <ol style="list-style-type: none"> 1.The tree is high amenity value, being visible to many local residents. 2. The tree is a native species and provides a habitat for wildlife. 3.The tree appears to be healthy mature specimen, having good form, of normal vigour. It is approx 16m high with a D.B.H. of approx 100cm and has a crown spread of 9m <p>No objections have been received.</p>
<p>RECOMMENDATION: The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.</p>

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

SUMMARY:

This report seeks to confirm the Tree Preservation Order placed on the tree specified in

This report.

REPORT:

The tree is located 72 Palace Road N8

SPECIES: Fagus Sylvatica (Beech)

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

1. The tree is high amenity value, being visible to many local residents.
2. The tree is a native species and provides a habitat for wildlife.
3. The tree is a mature specimen, having good form, of normal vigour. It is approx 15m high with a D.B.H. of approx 1m.
4. The tree could be maintained easily in the future.
5. A Section 201 Direction should be included as the tree is in immediate danger of being

Felled.

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

The tree is located 25 Truro Road N22

SPECIES: Gingko biloba)

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

- 1.The tree is high amenity value, being visible to number local residents in Truro Road.
2. The species is quite rare in an urban environment.
- 3.The tree is a mature specimen, having good form, of normal vigour. It is approximately
12m in height with a stem diameter at breast height. with a D.B.H. of 30cm.

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in
This report.

REPORT:

The tree is located Cedar Court, Colney Hatch Lane N10

SPECIES: Various

CONDITION: Various

The Council's Arboriculturalist has reported as follows:

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

- 1.The trees are of great amenity value, being visible to all local residents in Cedar Court, Seymour Court, and resident in Colney Hatch Lane and Pages Hill.
2. The trees are of native species or wildly naturalised and are of huge benefit to local wildlife.
- 3.The trees are semi- mature specimens, having good form and of normal vigour. .

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

The tree is located 42 Shepherd Hill N6

SPECIES: T1 Fagus sylvatica (Beech) T2 Fraxinus Excelsior (Ash)

CONDITION: Fair

The Council's Arboriculturalist has reported as follows:

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

- 1.The trees are of high amenity value, being visible to local residents..
2. The trees are of native species and provide a habitat for local wildlife.
- 3.The trees act as a screening effect to many local resident from neighbouring properties..
4. The location for both trees is suitable, being far away from neighbouring properties and

Unlikely to represent a risk in respect of a subsidence claim.

5. The trees are mature specimens, having good form and normal vigour. T1. is

approximately 20m high with D.H.B of 1m . T2 is approximately 20m high with a D.H.B of 75m

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in
This report.

REPORT:

The tree is located Southwood Park, Southwood Lawn Road N6

SPECIES: T1 Yew (*Taxus baccata*)

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

- 1.The trees is of high amenity value and from a public place, Southwood Lawn Road.
2. The tree is a native species and provides a habitat for local wildlife.
- 3.The tree is in good condition, of good form and normal vigour and is suitable

to its location.

4. The tree is 7m high with stem diameter of 35m.

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

The tree is located 2 –4 Broadlands Road N6

SPECIES: T1 Sycamore T2 Cedar T3 Magnolia

CONDITION: Good

The Council's Arboriculturalist has reported as follows:

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

1.T1 Sycamore

This is mature tree of high amenity value, it appears healthy for It's age and species. It is

26m tall an a average crown spread of 14m. it can be seen from Grange Road, a public

Place.

2. T2 Cedar

This is a mature tree of amenity value. It appears healthy for its age and species. It is 17m

tall with an un even crown spread of 12m . It can be seen from Grange Road a public

place.

3.T3 Magnolia

This is a mature tree of amenity value, it appears healthy for its age and species. It is 8m

tall with an average crow spread of 11m..

The trees appear to be healthy mature specimens, having good form and of normal vigour.

The trees are amenity value, two being visible from Grange road to many local residents

The trees are benefit for local bio-diversity, providing a habitat for local wildlife

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in
This report.

REPORT:

The tree is located 23A Albert Road N4

SPECIES: T1 London Plane

CONDITION: Fair

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of amenity value and is visible to many local residents.
2. The tree is wildy naturalised in UK and provides a habitat for local wildlife.
3. The tree is approximately 125-150 years old and appears in a healthy condition..
4. The tree can easily be maintained at its current height by pruning..
5. The tree is 6m high with a stem diameter of 76m.

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.

PLANNING APPLICATIONS SUB-COMMITTEE 27 March 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 tree specified in

This report.

REPORT:

he tree is located 30 Muswell Hill N10

SPECIES: T1 Ash

CONDITION: Fair

The Council's Arboriculturalist has reported as follows:

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

1. The tree is of significant amenity value and is clearly visible to all local residents.
2. The tree appears in a fair condition, and normal vigour for the species. .
3. The tree is 14m high with a stem diameter of 93cm measured at 1.5m
4. The tree is native species providing a habitat for wildlife

No objections have been received.

RECOMMENDATION:

The Tree Preservation Order upon the aforementioned tree under the Town and Country Planning (Trees) Regulations 1990 be confirmed.