

Committee: Planning Applications Sub Committee
Date: 26 June 2006

Report of: Interim Director of Environmental Services

Contact Officer: Reg Jupp
Designation: Principal Administrative Officer **Tel:** 020 8489 5169

Report Title: Town & Country Planning Act 1990
Town & Country Planning (Trees) Regulations 1999

1. PURPOSE: The following reports recommend Tree Preservation Orders be confirmed.

2. SUMMARY:

Details of confirmation of Tree Preservation Orders against trees located at:

- 1) 13 Birchwood Avenue N10
- 2) 26 Bryanstone Road N8
- 3) 278 High Road N17
- 4) 62 Mount View Road N4
- 5) 34 Ringwood Avenue N2
- 6) 36 Ringwood Avenue N2

3. RECOMMENDATIONS:

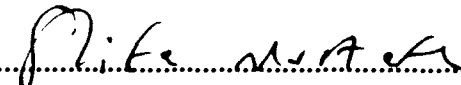
To confirm the attached Tree Preservation Orders.

4. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

With reference to the above Act the background papers in respect of the following reports summaries comprise the planning application case file.

The planning staff and case files are located at 639 High Road N17. Anyone wishing to inspect the background papers in respect of any of the following reports should contact Development Technical Support on 020 8489 5508.

Report Authorised by:

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Shifa Mustafa

**Assistant Director Planning, Environmental Policy
& Performance**

PLANNING APPLICATIONS SUB COMMITTEE 26 JUNE 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 at: 13 Birchwood Avenue N10

Species: T 1. Small Leaved Lime (Tilia cordata).

Location: Rear garden of 13 Birchwood Avenue N10

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 of high amenity value, being visible to local residents.
2. The tree appears healthy for its species and age.
3. The tree is a native species and provides a habitat for local wildlife.
4. The tree is in a suitable location planted away from built structures.

OBJECTIONS

Objections to the Tree Preservation Order have been received from three occupiers of one adjoining property; due to current problems of overshadowing and falling leaves from the tree, a result of lack of regular pruning.

In response to the objection the Council's Arboriculturalist comments:

Reasons for TPO

The tree is in a Conservation Area and currently has the protection afforded to 'Trees In Conservation Areas', namely the requirement to give 6 Weeks Notice to the Council of any intended works.

Notification was received by the Local Planning Authority (LPA), of intended pruning works to the Lime tree in 13 Birchwood Avenue, N10 by the owners of the neighbouring property, no 11.

The Local Planning Authority can deal with notification in one of three ways:

- Make a TPO if justified in the interests of amenity.
- Allow the six-week period to expire, at which point the proposed works can go ahead.
- Decide not to make a TPO and inform the applicant that the work can go ahead.

The LPA cannot refuse consent on the '6 Week Notification' nor can they grant consent subject to conditions.

The tree owner did not give permission or wish for the works to go ahead. I considered the proposed works specification excessive and unnecessary. Therefore I support the making of a TPO. It is a native species, healthy for its age and species and contributes to the character of the Conservation Area.

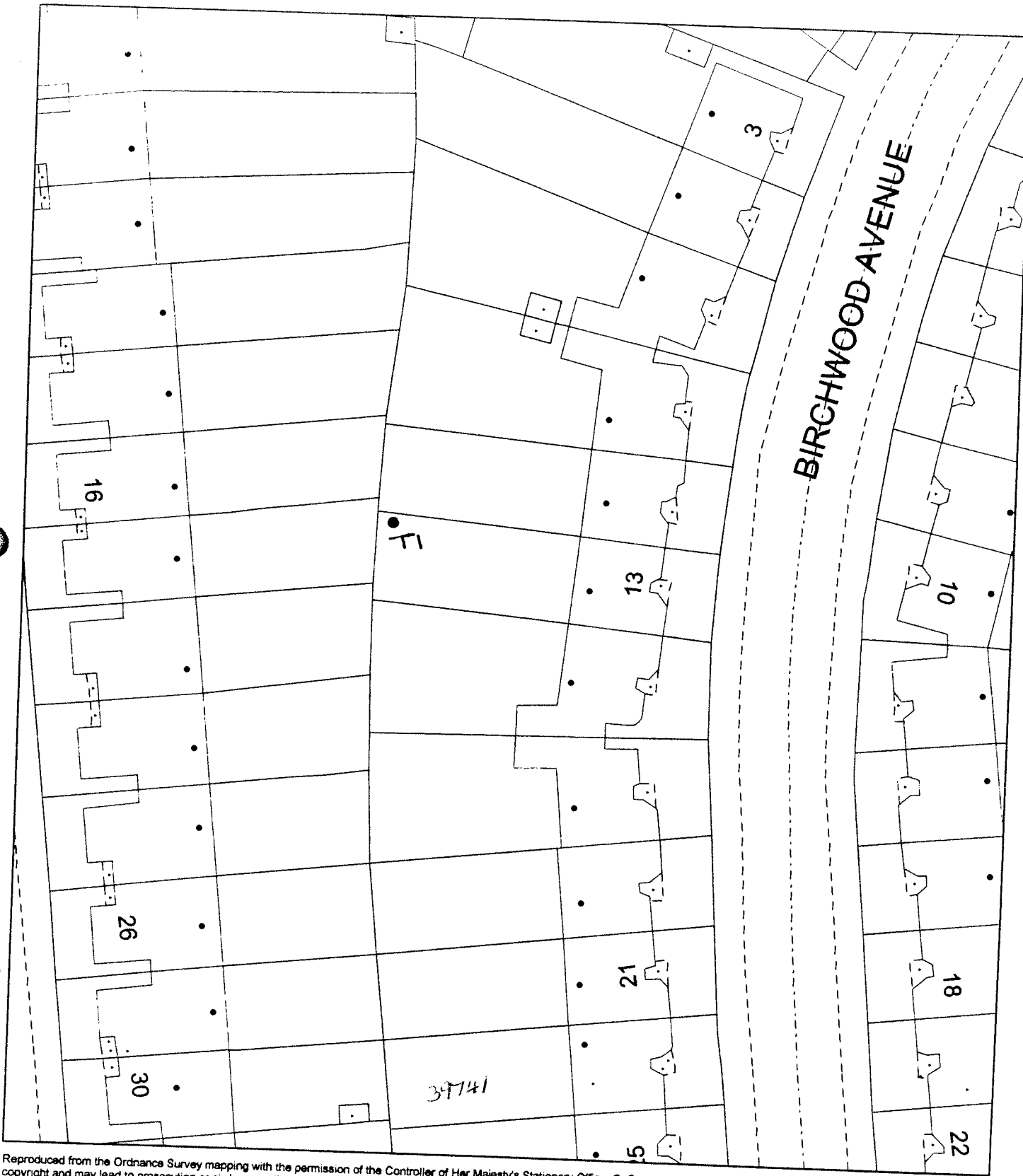
Conclusion

A TPO does not prevent pruning works in the future. All applications for tree works to the Lime tree will be considered on their merits and after consultation with those concerned.

RECOMMENDATION

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

Paul Tomkins
Head Of Development Control North



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Site plan
13 Birchwood Avenue
Tilia Cordata

23/1/06

Shifa Mustafa

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	Drawn by	AA
	Scale	1:500
	Date	01/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 JUNE 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 at: 26 Bryanstone Road N8

Species: T1. Monkey Puzzle (*Araucaria araucana*).

Location: Front Garden, 26 Bryanstone Road N8

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

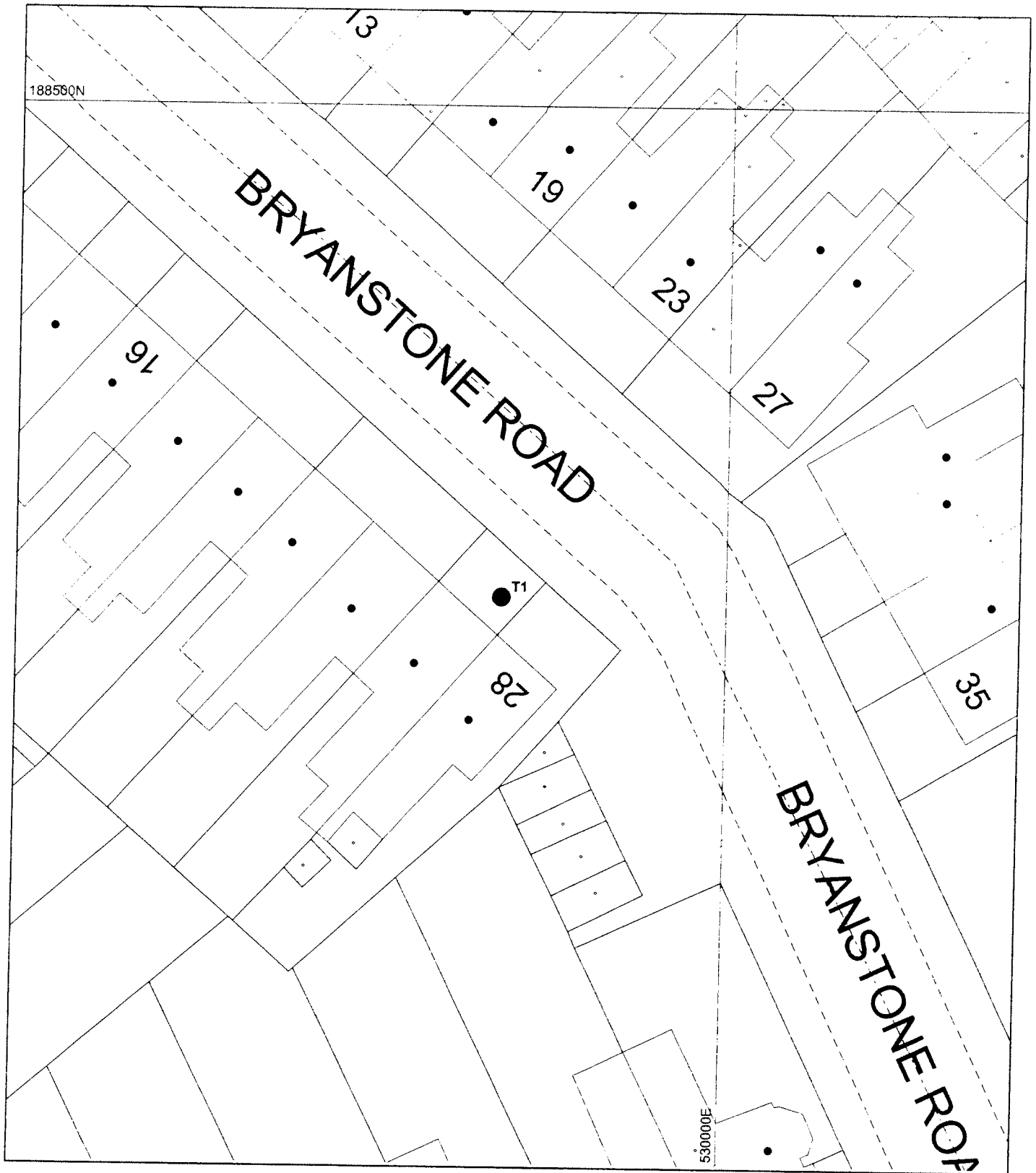
1. The tree is of significant amenity value and is clearly visible to all local residents.
2. The tree is in good condition, of good form and of normal vigour for the species.
3. The tree is 8 metres high and is suitable to its location.

No objections have been received.

RECOMMENDATION

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

Paul Smith
Head Of Development Control South



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Site plan

26 Bryanstone Road N8

T1. Monkey Puzzle

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	Date	11/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 JUNE 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 at: 278 High Road N17

Species: T1. Sycamore

Location: Near entrance of site, 278 High Road N17

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, clearly visible to many local residents and from a public place.
2. The tree appears healthy for its species.
3. The tree, although not native, is widely naturalised and provides a habitat for local wildlife.

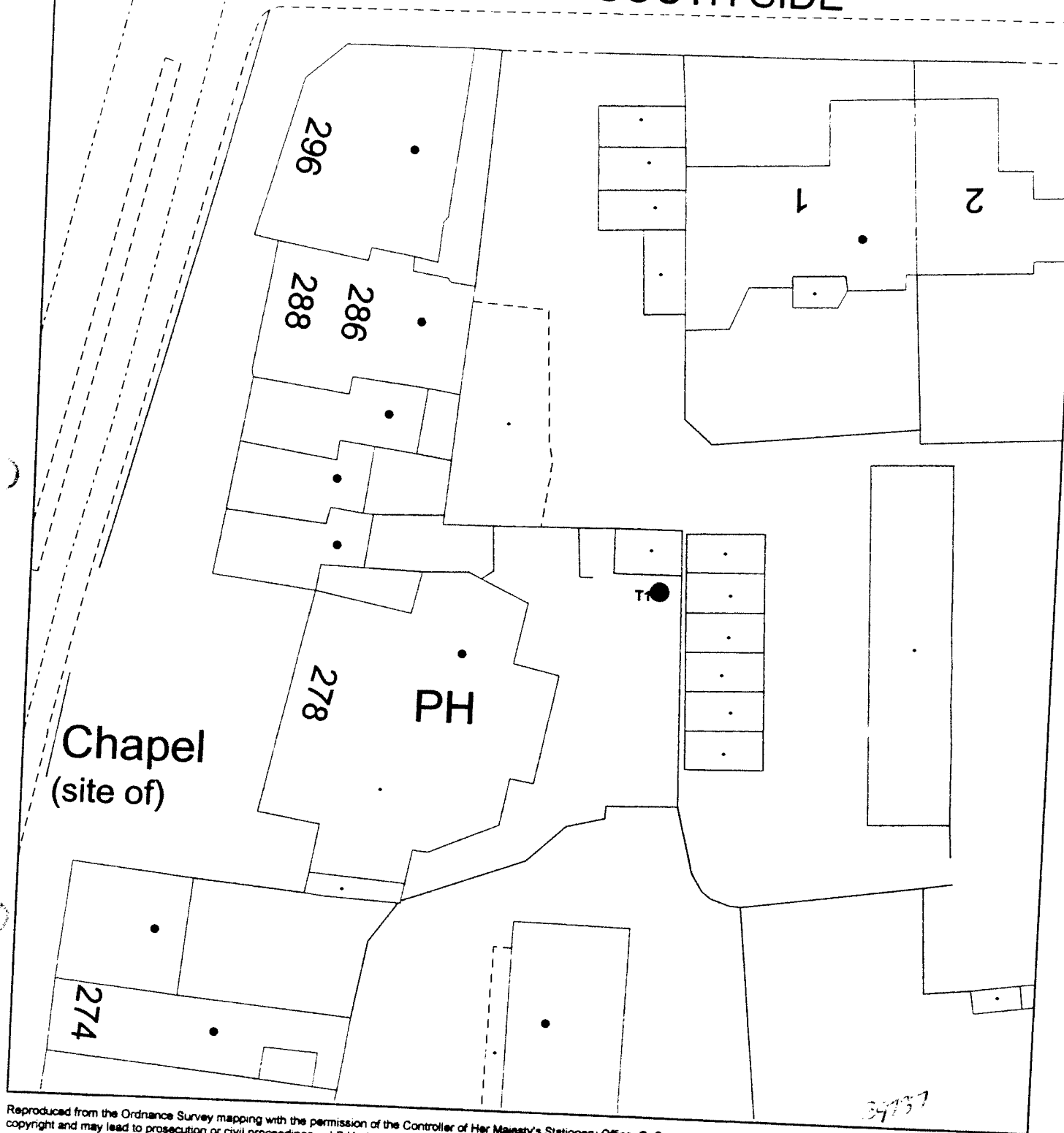
No objections have been received.

RECOMMENDATION

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

Paul Smith
Head Of Development Control South

101 TENHAM GREEN EAST
SOUTH SIDE



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Site plan

Near entrance of site 278 High Road
T1. Sycamore

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Kevin G...

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	Scale	1:350
	Date	07/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 JUNE 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: 62 Mount View Road N4

Species: G 1. Group of 4 Lime trees.

Location: Rear garden of 62 Mount View Road N4

Condition: Fair

The Council's Arboriculturalist has reported as follows:

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

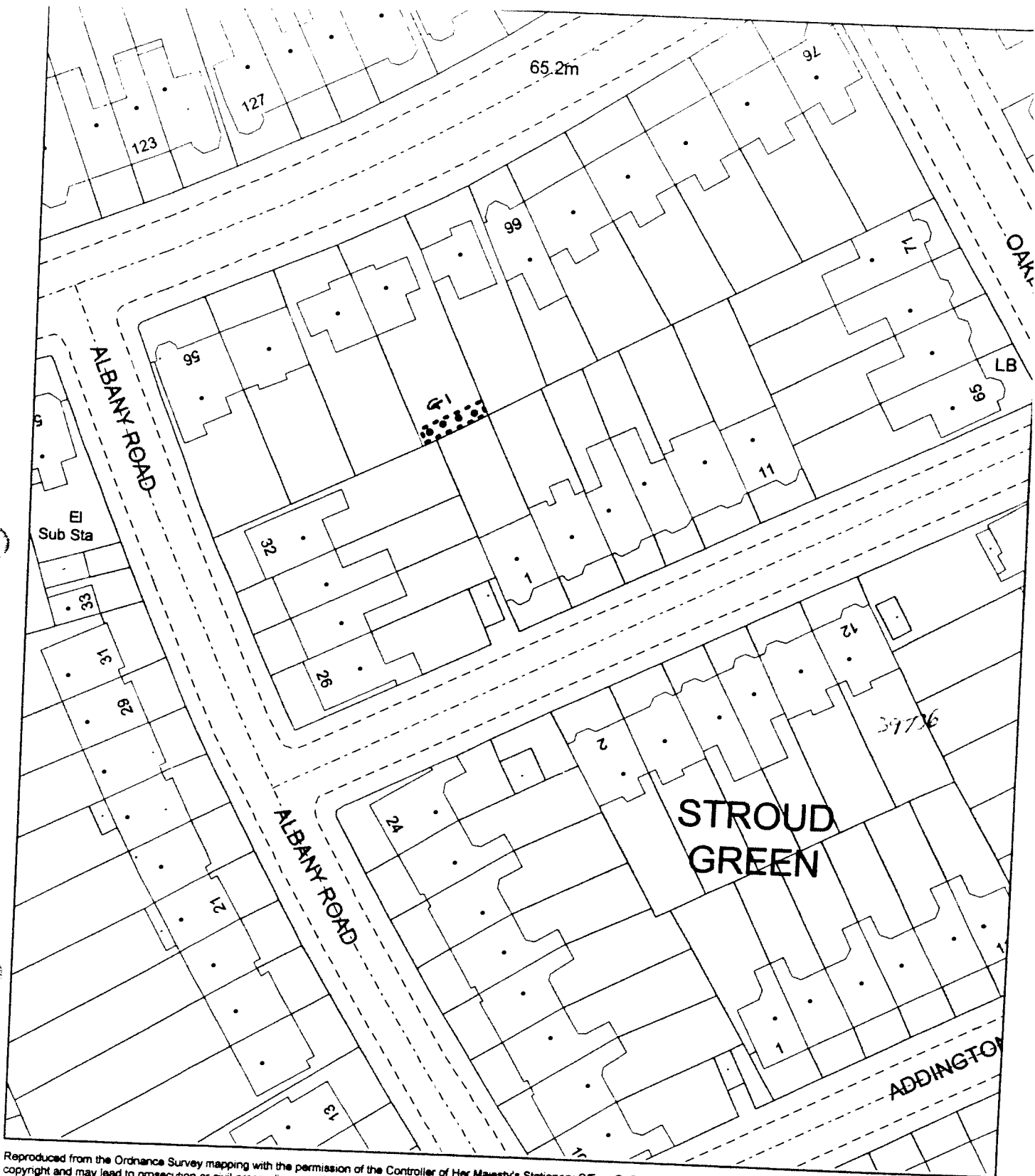
1. The trees are of amenity value, being visible from a public place.
2. The trees appear healthy for their species and age.
3. The trees provide a habitat for local wildlife, increasing local bio-diversity.
4. The trees are planted in a suitable location on property boundaries away from built structures.

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
Head Of Development Control South



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Site plan
Rear garden 62 Mount View Road N4
Group of 4 Lime trees

23/1/06

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 NORTH	Drawn by	AA
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	Date	03/11/2005

PLANNING APPLICATIONS SUB COMMITTEE 26 JUNE 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 at: 34 Ringwood Avenue N2

Species: T 1. Quercus robur (English Oak)

Location: Rear garden of 34 Ringwood Avenue N2

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

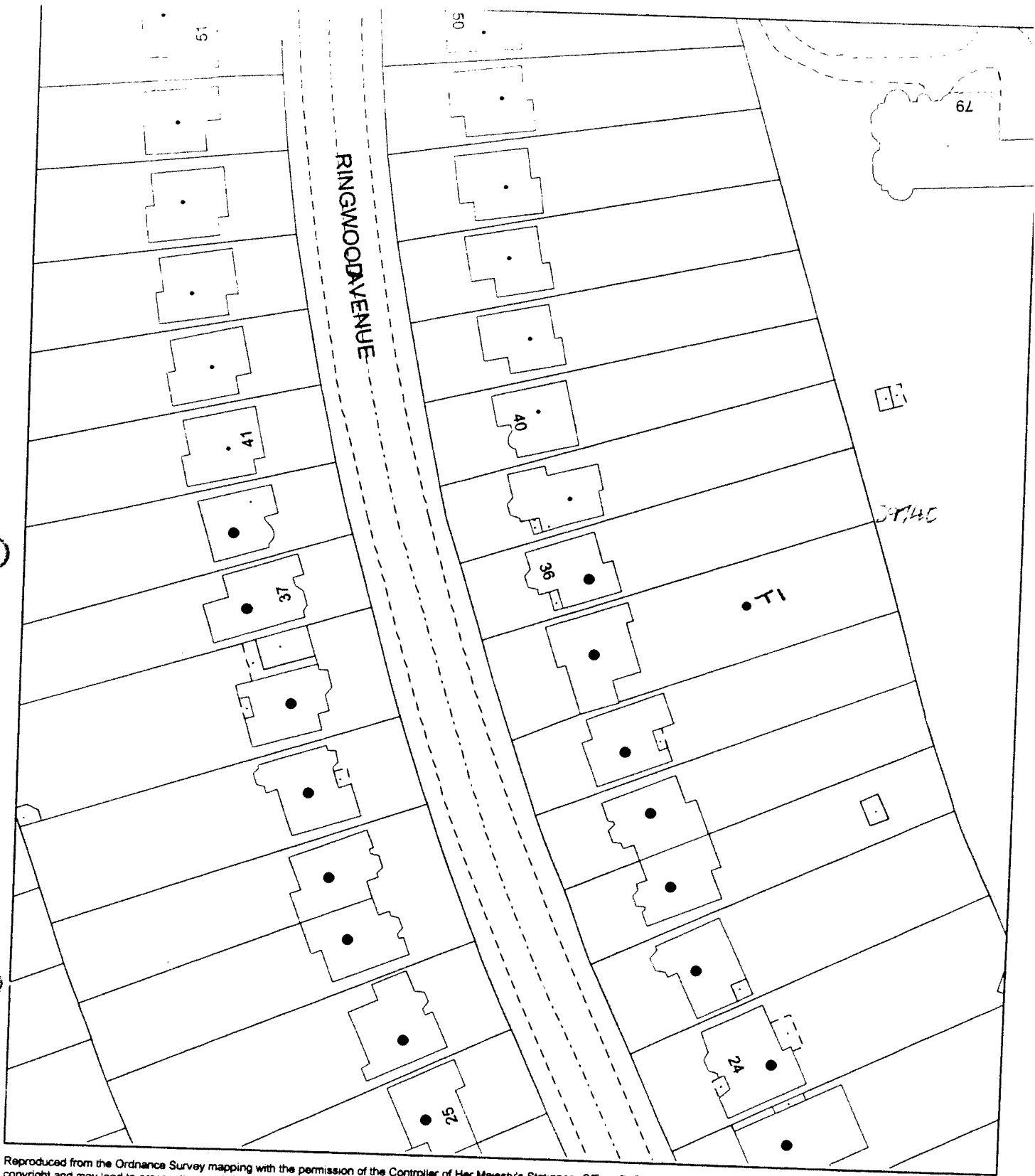
1. The tree is of high amenity value, being visible to many local residents.
2. The tree is a native species and provides a habitat for local wildlife.
3. The tree is a mature specimen, having good form, of normal vigour. It is approximately 23 metres high with diameter at breast height of approximately 80 cms.
4. The location is suitable, approximately 20 metres from nearest point of property and unlikely to represent a risk in respect of a subsidence claim.
5. The tree can be easily maintained in the future.

No objections have been received.

RECOMMENDATION

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

Paul Tomkins
Head Of Development Control North



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Site plan
Rear garden 34 Ringwood Avenue N2
Quercus robur

23/1/06

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PLANNING APPLICATIONS SUB COMMITTEE 26 JUNE 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: 36 Ringwood Avenue N2

Species: G 1. Quercus robur X 2 (English Oak),
Carpinus Betulus (Hornbeam)

Location: Rear garden of 36 Ringwood Avenue N2

Condition: Good

The Council's Arboriculturalist has reported as follows:

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

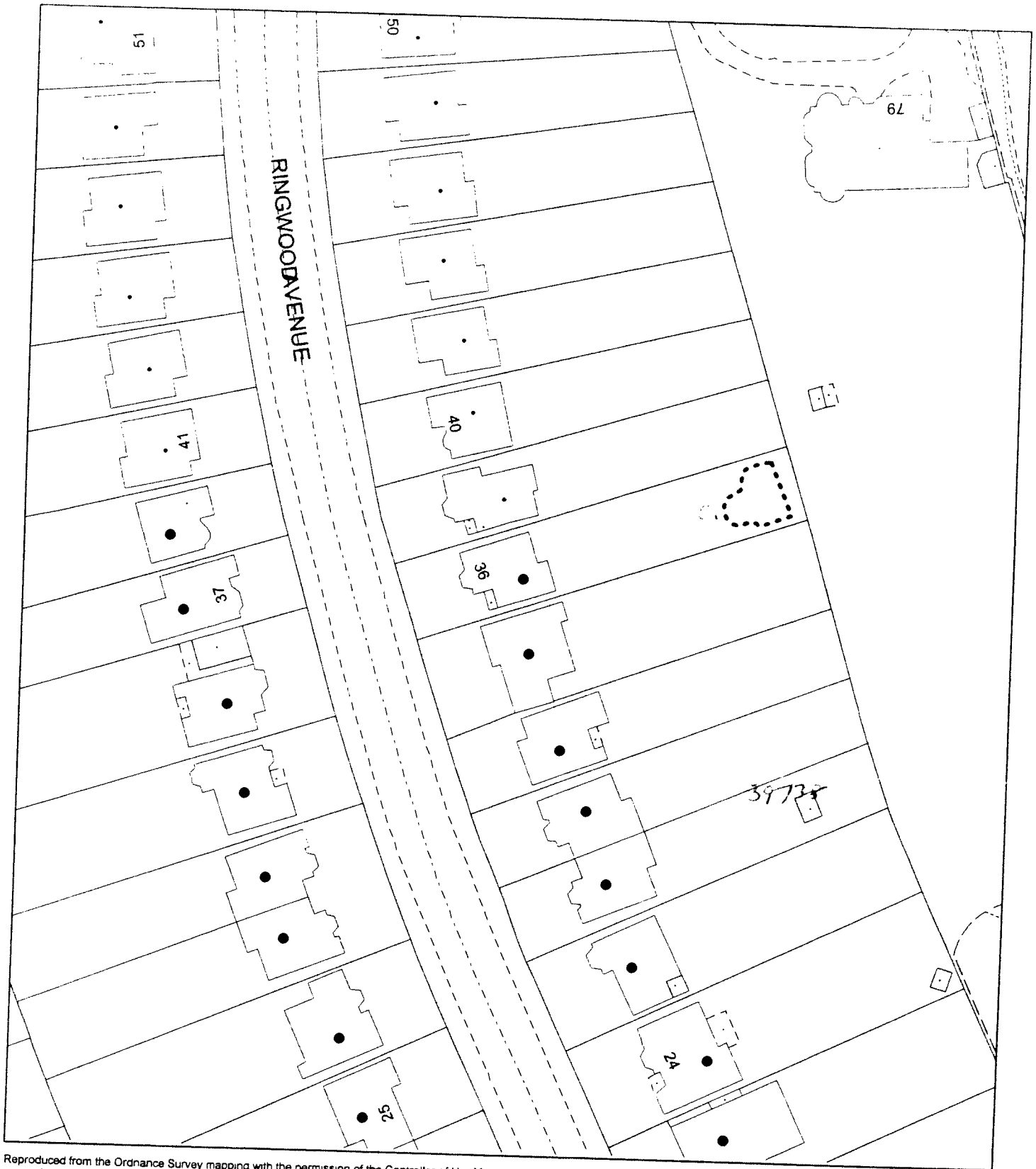
1. The trees are of high amenity value, being visible to many local residents.
2. The trees are native species and provide a habitat for local wildlife.
3. The trees are mature specimens, having good form, of normal vigour.
4. The location is suitable, approximately 20 metres from nearest point of property and unlikely to represent a risk in respect of a subsidence claim.
5. The trees can be easily maintained 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.

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Head Of Development Control North



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Site plan

36 Ringwood Avenue N2

2 x Quercus Robur. 1 x Carpinus Betulus

23/1/06

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