

Committee: Planning Applications Sub-Committee
Date: 30 October 2006

Report of: Director of Environmental Services

Contact Officer: Anniemay Royal Trinnaman
Designation: Senior Administrative Officer **Tel:** 020 8489 5168

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

1. PURPOSE:

The following report recommends Tree Preservation Orders be confirmed.

2. SUMMARY:

Details of confirmation of Tree Preservation Order against trees located at:
Seymour Court Colney Hatch Lane Muswell Hill N10

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 report
Comprise the tree preservation 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 Control Administration on 020 8489-5508.

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 trees are located at;
Seymour Court, Colney Hatch Lane, Muswell Hill London N10

SPECIES: G1 (at rear) Group comprising Pear, 2 x Sycamore, 1 xAsh.
T1 Holm Oak (on frontage to Colney Hatch Lane)

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 amenity value, clearly visible to local residents in Seymour Court and Pages Hill (public place).
2. The trees appear healthy for their species and age.
3. The trees are mature specimens providing a habitat for local wildlife.
4. The trees provide a screen between Seymour Court and Chiltern Court and the disused garage site (a potential development Site).

In March 2004 it had been proposed to serve a TPO on a number of trees at Seymour and Chiltern Courts; including 5 trees(2 horsechestnuts and 3 sycamores) on the Chiltern Court eastern boundary. Following objections made by Arboricultural Consultants acting on behalf of the owners of the site, those trees are not now included in the proposed TPO.

The revised TPO, made in provisional form on 10 May 2006, has been notified to residents in Seymour Court, to the owners of the site, and to the owners of Thirstane Court to the north.

One letter from a resident has been received, not objecting to the proposed TPO but expressing concern that the other trees previously included have been dropped from the TPO.

One letter of **objection** has been received from Solicitors acting for the freeholders; this is on the basis that a TPO may limit the freeholders' development potential at the site.

Whilst this concern is noted, it is not sufficient reason to refrain from confirming the TPO. The amenity value of the trees within their setting, both as a foil to the otherwise quite intensively urban appearance of Seymour Court and Thirlestane Court, and as a visual screen looked on by the residents of the nearest blocks in Seymour Court, is sufficient to warrant confirmation of the Preservation Order.

RECOMMENDATION

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

Paul Tomkins

Head of Development Control North