

# Delegated Report

<b>Officer</b>		<b>Application Number(s)</b>				
Liam Vincent		2024/3827/T				
<b>Application Address</b>						
University Church of Christ the King, Gordon Square WC1H 0AG						
<b>Proposal(s)</b>						
FRONT GARDEN: 1 x Portuguese Laurel ( <i>Prunus lusitanica</i> ) (T1) - Fell to ground level.						
<b>Recommendation(s):</b>		<b>No objection to notification of intended works to tree(s) in a conservation area.</b>				
<b>Application Type:</b>		<b>Notification of Intended Works to Tree(s) in a Conservation Area</b>				
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>48</b>	No. of responses	<b>1</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	<p>The Council received one response to the proposed works, which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>Please can you make it a condition of any permission granted that the applicant must plant a replacement tree in a more suitable position. This is for two reasons: so that this locality does not lose any of the many environmental benefits of the tree, including its contribution to the street scene. I am not a tree specialist but wonder if a yew tree might provide a similar impact to the existing tree.</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	None received.					

## Assessment

The s.211 notification is to remove a Portugese Laurel (*Prunus lusitanica*) (T1) growing in the grounds of the church, which is within the Bloomsbury Conservation Area. The reason for the work is that the tree is causing subterranean damage to the drainage system for the church, which now needs repair and replacement.

- The base of the tree is in very close proximity to the drains that are observable above ground, and given the apparent size and shape of the root 'crown', it is highly likely that the larger tree structural and stability roots are in direct contact with the drainage structure.
- The tree is an evergreen species and is somewhat visible from Byng Place, providing winter colour to the built environment.
- The tree is not of a rare species nor considered a noteworthy example of its species.
- The trees are of no known cultural or historical significance.
- The Council cannot condition a replacement tree of any species on an s.211 notification. The applicant has however stated that they intend to plant a replacement.

Given these considerations, it would not be expedient to serve a TPO to object to the proposed removal.

The Council does not object to the proposed works.