

Delegated Report

Officer

Liam Vincent

Application Number(s)

2025/1355/T

Application Address

16 Fawley Road, NW6 1SH

Proposal(s)

FRONT GARDEN: 1 x Magnolia (T1) - Fell to ground level.

Recommendation(s):

No objection to notification of intended works to tree(s) in a conservation area.

Application Type:

Notification of Intended Works to Tree(s) in a Conservation Area

Consultations

Adjoining Occupiers:

No. notified

34

No. of responses

2

No. of objections

2

Summary of consultation responses:

The notification of intended works received two responses from consultation:

- This magnificent tree should not be cut to the ground. The people who own the property should see their selves as the custodians of the tree and nurture it. We are rapidly seeing mature trees being being butchered by people who move into the area and must have a gym in the garden, a basement flat etc. After the tree has been killed they move off in a few years. This mature tree gives pleasure to the residents who live in this conservation area and has for many years. That's why people move to a conservation area and expect the planning department to conserve trees. You must refuse the removal of this tree as it is part of the air cleaning provision that trees do; no charge, giving us oxygen. This tree and the other remaining trees work flat out for us the least we can do is protect them.*
- I see no valid reasons for the removal of a healthy and mature tree that adds significant value to the conservation area streetscape. The excuses given for removal are that it is a non-native species and yet that does not seem to be a valid reason when it is thriving quite happily and has done for at least 20+ years (probably many more than this based on its size). This reason made all the more incongruous in that the proposed replacement is also non-native so nothing being solved by removal. The existing tree is a mature, slow growing and easy to manage variety and should be left in place.*

CAAC/Local groups* comments:

*Please Specify

None received

Assessment

The s.211 notification is to remove (fell to ground level) a Magnolia grandiflora (T1) from the front garden of a private residence on Fawley Road, which is within the West End Green conservation area.

T1 is a medium (c.8m tall) tree, situated on northeast boundary of the front garden at 16 Fawley Road, which is the front left if viewing from the road in front of the property. The tree is highly visible from the western aspects of Fawley Road and Honeybourne Road, and partially visible from Crediton Hill to the east.

The tree appears to be in good health with no obvious defects or dysfunction, no obvious sign of previous significant pruning and adds a high level of visual amenity to the character of the conservation area.

The tree is specified within the s211 notice to be removed 'and reduction in the stump to 500mm below ground level. Wrong tree in the wrong location and it is non-native. To be replaced with Amelanchier lamarckii'.

- T1 is highly visible in the local landscape.
- T1 is not known to be of any cultural or historical importance.
- T1 not an unusual species in an urban setting such as this.
- T1 is a reasonable example of its species.
- The loss of T1 would greatly reduce the visual amenity of the character of the conservation area.

T1 makes a positive contribution to the leafy, verdant character of the conservation area, providing a rich natural habitat, softening the visible appearance of the built structures surrounding it, and being evergreen variety it offers a lush and vibrant canopy and habitat all year round.

Though no reason necessarily has to be given for tree removal in a s211 notification, the loss of the amenity that the tree provides is significant, and as such the reason given for removal is not considered robust.

The Council objects to the proposed removal of the Magnolia tree as this will have a significant and negative impact upon the local landscape. It is recommended that a Tree Preservation Order be served to protect the amenity the tree provides and the character and appearance of the conservation area.