

Miss Vicky Ironside
2 The Courtyards
Wyncolls Road
Colchester
Essex
CO4 9PE

Application Ref: **2017/0137/T**
Please ask for: **Nick Bell**
Telephone: 020 7974 **5939**

09 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:
6 Parkhill Road
London
NW3 2YN

Description:
FRONT GARDEN: 1 x Lime - Fell

The Council has considered your notification of intended works to trees dated 11 January 2017 and decided to **OBJECT** for the following reasons:

Reasons for objection:

1 Reason for refusal:

The lime tree is located within the front garden of a residential property that is situated within the Parkhill Conservation Area. The tree is one of pair within the front garden which are located either side of the entrance to the driveway, close to the property boundary with the highway. Both trees appear to be of a similar age and are of similar form. This s.211 notification relates only to the tree on the northern side of the front garden, close to the boundary with no. 8 Parkhill Road. No. 8 Parkhill Road is the site of the alleged tree root related property damage.

The lime tree is highly visible from the public realm and is considered to provide



a high level of visual amenity to the public. The tree appears to be in at least fair condition both structurally and physiologically and is considered to have a significant safe useful life expectancy. The tree has been maintained by reduction, as has its companion tree immediately to the south. It is considered that should the tree be removed significant harm would be caused to the character of this part of the conservation area.

Documents implicating the tree in alleged tree root property damage have been included with the submission. However, no level monitoring data has been included to demonstrate that the movement is seasonal and therefore vegetation related.

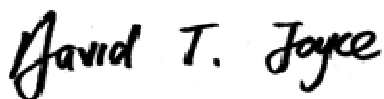
The engineering report describes the level of the property damage is described as "slight" (cat. 2 damage in line with BRE Digest 251 – "Assessment of Damage in Low Rise Buildings"). This guidance document refers to cat. 2 damage as "Cracks easily filled. Recurrent cracks can be masked by suitable linings".

It considered that the harm caused to the character of this part of the conservation area if the tree were to be removed would be disproportionate to the level of property damage. The information submitted is not considered sufficient to demonstrate that the tree is the cause of the property damage.

The Council objects to the proposed works. A tree preservation order has been served to protect the visual amenity the tree provides and the character of this part of the conservation area.

A Tree Preservation Order has been served on the tree/s and no work should be carried out without the prior consent of the Council.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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