

Delegated Report		Analysis sheet		Expiry Date:		25/08/2017	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2017/3738/T			
Application Address				Drawing Numbers			
16 Eton Villas London NW3 4SG							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(TPO REF 31H) FRONT GARDEN: 2 x London Planes - Fell							
Recommendation(s):							
Application Type:		Application for Works to Tree(s) covered by a TPO					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Council received one objection from the Eton CAAC which can be summarised as:</p> <ul style="list-style-type: none"> The necessity to fell two mature trees which make such an outstanding contribution to the street scene of this part of Eton Villas (North) in order to rebuild a listed front wall is perverse The wall should be rebuilt to accommodate the trees, not the other way round Section ET40 of the Eton Conservation Area Statement states "All trees which contribute to the character or appearance of the Conservation Area should be retained and protected." 					

Site Description

[Click here and type]

Relevant History

[Click here and type]

Relevant policies

LDF Core Strategy and Development Policies

Assessment

The application trees are two large, mature London plane trees located within the front garden of a residential property that situated within the Eton Conservation Area.

The trees are of relative uniformity in age, form and size and have developed as pair forming asymmetrical crowns as a result of each other's influence. Both trees appear to be in good physiological and structural condition and are considered to have a significant safe, useful life expectancy. The trees have been managed through repeated crown reduction over many years. Both trees are highly visible from the public realm, provide a high level of visual amenity and are considered to significantly contribute to the character of this part of the conservation area.

The property is Grade II listed which includes the low front boundary wall where the front garden abuts the highway. The arboricultural report that has been submitted with the application states that the wall is being damaged by the trees and, as the wall is listed, must be rebuilt to the same design and the trees must be removed to facilitate this.

The wall is included in the listing of the property but this is by default, the wall is considered to be of no significant design or historical merit. Council conservation officers agree that the trees are more significant and contribute more to the character of this part of the conservation area than the low wall.

It is considered that it is likely that there is a design and/or engineering solution that would allow the wall to be rebuilt, albeit in an alternative form than the existing wall if the trees are prohibiting this, which would allow for the trees to be retained.

It is recommended that the application is refused to protect the visual amenity the trees provide.