

Delegated Report

Officer

Tom Little

Application Number(s)

2018/2829/T

Application Address

19 Eton Villas
London
NW3 4SG

Proposal(s)

REAR GARDEN: 1 x Beech (T4) - Fell to ground level and replace.

Recommendation(s):

No Objection to Works to Tree(s) in CA

Application Type:

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

Consultations

Adjoining Occupiers:	No. notified	5	No. of responses	2	No. of objections	1
Summary of consultation responses:	I live on the south side of Steele's Road and overlook the garden of 19 Eton Villas. The beech tree looks sparse and in poor condition and over time it has grown much too big for its location, out of all proportion to the houses and gardens. I support its removal and replacement.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Eton Conservation Area Advisory Committee</p> <p>Advice from Eton Conservation Area Advisory Committee: 28.06.2018</p> <p>Re: 19 Eton Villas, Beech - rear garden. Fell to ground level and replace, 2018/2829/T</p> <p>This application seeks permission to fell a mature beech tree in the rear garden of the property near the boundary wall and replace it "mid- plot on the same boundary". The type of tree intended as a replacement is not specified. The justification to do so is rather sketchy. The description of works indicates that the tree is in "marked decline" and has a life expectancy of less than ten years; it refers to a structural engineer's report carried out in 2011 and states "... at minimum roots from the tree appear to be damaging the boundary wall..."</p> <p>We object to the removal of a mature tree located in a Conservation Area that still has a decade of life ahead of it and does not appear to causing any structural damage to buildings.</p> <p>Yours sincerely,</p> <p>Eton CAAC</p>					

Assessment

The beech is in severe decline with small diameter deadwood and dieback throughout the crown. The tree was inspected separately on two occasions in early and mid-July. Foliage was notably sparse and reduced in size. The general condition of the tree appeared consistent with an extensively dysfunctional vascular system. There are a number of possible causes and further investigation has not been undertaken to identify the precise cause however given the species in question it is considered highly unlikely that there is any possibility of recovery and it is considered highly likely that the tree would die completely within the next two years particularly after the extreme weather conditions experienced this summer. Although the main stem may be sound, the extensive presence of deadwood in the crown and the proximity to buildings there is distinct possibility of branch failure and the possibility of damage and/or injury occurring. It is considered that it would not be expedient to bring the tree under the protection of a tree preservation order at this time.