

# DAVID BENNETT ARCHITECTS

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## PROPOSED WORKS TO TREE WITHIN A CONSERVATION AREA

### ADDRESS

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### DETAILS OF PROPOSAL

The proposal relates to a protected Holm Oak tree (T1) in the north-western corner of the rear garden of 10 Vicarage Lane. A site location plan is included within the application. The application site is a detached period property located on the east side of Vicarage Lane. To the west are two storey properties in Waterloo Road, to the north 3 storey properties in Limmer Lane and to the east The Old Rectory, converted to flats.

Within the rear garden there is also a yew tree (T2) and a substantial bay tree (T3). Surrounding properties are mainly private gardens and a parking area for Waterloo Court. There are more holm oaks within 12 Limmer Lane and a substantial stand of trees within the grounds of the Old Rectory.

Consent is sought to carry out the following works to T1:

- Crown lift to 5 metres
- Removal of all 'hanging' branches
- Crown thin the tree by 20%
- Reduce the crown by 2.5 metres all round

### REPRESENTATIONS

The reasons for the works are set out below.

- The tree is a particularly large specimen which has grown substantially over the last 30 years and is now of a size which is not appropriate to its location.
- The tree overhangs adjoining properties at the rear of 12 Limmer Lane and Waterloo Court in Waterloo Road. It is now causing a nuisance to these adjoining properties.
- Several similar trees at 12 and 14 Limmer Lane have had similar work carried out and the tree which is the subject of the application is now of a size which is out of scale with its surroundings and neighbouring trees.
- The tree is in conflict with a yew tree immediately to the south, within the garden of 10 Vicarage Lane. Although this yew has grown over the last 20 years from a tree stump, it is a good specimen.

- The holm oak is located very close to the corner of the property and is affecting the flint walls which form the boundaries with Waterloo Court and 12 Limmer Lane. A large fissure has now formed in the flintwork wall.
- There is a substantial split in the trunk of the tree, and advice has been given that the top weight of the tree should be reduced to lower the risk of further damage.
- Reputable local arboriculturalists will be used to carry out the works, working to current standards of good practice.