

APPLICATION FOR WORKS TO TREES			
Item no.	Classification	Decision Level	Date
1.1	OPEN	Dulwich Community Council	07/09/2009
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT Works to tree(s) in conservation area	
Proposal (09-AP-1010) 1. Atlas cedar tree, section fell to ground level and stump grind the root ball (T1). 2. Walnut tree, section fell to ground level and stump grind the root ball (T2). 3. Yew tree, thin the whole canopy by 20%, plus remove all major deadwood (T3).		Address 5 WOODHALL AVENUE, LONDON, SE21 7HL Ward College Conservation Area Dulwich Wood	

PURPOSE

For consideration by Dulwich Community Council due to the objections received to the placement of a Tree Preservation Order on two of the three trees.

RECOMMENDATION

1. Refuse permission to remove the Cedar tree and Walnut tree
2. Place a TPO on the Cedar tree (T1) and Walnut tree (T2).
3. Take no intervention over works to the Yew tree (T3).

BACKGROUND

Site location and description

The trees subject to this application are located in the front garden of 5 Woodhall Avenue, a detached residential property located within the Dulwich Wood Conservation Area. The trees are all healthy and mature specimens.

Details of proposed tree works

1. Atlas cedar tree, section fell to ground level and stump grind the root ball.
2. Walnut tree, section fell to ground level and stump grind the root ball.
3. Yew tree, thin the whole canopy by 20%, plus remove all major deadwood.

Planning history

None relevant.

Planning history of adjoining sites

09-AP-0334: TPO consent granted 18/05/2009 to crown thin 3 mature ash trees by 20%, including trimming back branches towards the property.

FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are:

- a] The impact of the proposal on the amenity of the area.
- b] The impact of the proposal on biodiversity.

Planning Policy

Southwark Plan 2007 [July]

Policy 3.2 Protection of amenity

Policy 3.13 Urban design

Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites

Policy 3.28 Biodiversity

Consultations

Site Notice: 26 June 2009

Site Visit and Inspection by Arboricultural Officer: June 2009

Neighbour consultees

16 Woodhall Drive London

18 Woodhall Drive London

20 Woodhall Drive London

4 Woodhall Avenue London

6 Woodhall Avenue London

3 Woodhall Avenue London

Internal Advisors

Design and Conservation Team

Arboricultural Team

Consultation replies

Neighbour consultees

None.

Arboricultural considerations

Assessment of submitted arboricultural report

None submitted.

Assessment of damage to property

Subsidence damage is claimed as justification for the works. No technical reports have been submitted in support of this claim.

Tree evaluation assessment for making Tree Preservation Order

The works to remove these trees are totally unacceptable. No evidence was provided and a Plane tree has already been removed illegally without the prior knowledge of

Southwark.

The works to the Yew tree will be routine tree maintenance and are acceptable and can go ahead.

The Cedar tree scored a high 21 on TEMPO while the Walnut scored 15. Both trees meet the criteria to be TPO'd and this should be done expeditiously.

Conclusion of arboricultural considerations

It is thus recommended to partly refuse/recommend this application:

- 1) Refuse permission to remove the Cedar tree and Walnut tree.
- 2) Place a TPO on the Cedar tree and Walnut tree.
- 3) Take no intervention over works to the Yew tree.

Impact on biodiversity

The retention of the trees will be positive for surrounding wildlife as they are mature trees and provide suitable habitat for roosting birds.

Impact on character and setting of the conservation area

The trees are mature, healthy and located in prominent positions and thus make a positive contribution to the character of the conservation area.

Other matters

None identified.

Conclusion

The trees make a positive contribution to the character and appearance of the conservation area. They have been assessed as valuable specimens worthy of protection by Council tree officers and in the absence of any expert evidence detailing a case for the trees removal (either through subsidence or other causes), it is recommended that the Cedar (T1) and Walnut (T2) should be protected by a TPO.

There is no objection to the routine tree maintenance of the Yew (T3) and no intervention is recommended.

COMMUNITY IMPACT STATEMENT

In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

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REPORT AUTHOR		
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CASE FILE	TP/2818-5	Application number 09-AP-1010

Papers held at:

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