

Application reference: 13/T0011/TPO

Date application received	Date made valid	Target report date	6 TCA / 8 TPO Weeks
10.01.2013	10.01.2013		07.03.2013

Site: St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX

Proposal: T1 - Robinia - Fell to ground level and remove stump - To protect wall from damage

APPROVE	<input checked="" type="checkbox"/>	TPO TO BE SERVED	TP03	<input checked="" type="checkbox"/>	TP17	<input type="checkbox"/>	P02	<input checked="" type="checkbox"/>
REFUSE	<input type="checkbox"/>	NO TPO REQUIRED	TP04	<input checked="" type="checkbox"/>	TP23	<input type="checkbox"/>	P04	<input type="checkbox"/>
COURT ACTION	<input type="checkbox"/>		TP12	<input type="checkbox"/>			P06	<input type="checkbox"/>

TP01 - Reason for refusal

Your application was refused

TP02 - Change of work specification following refusal

Permission is however GRANTED

TP05 - Replacement Tree

The replacement tree is to be a *as agreed species* of a minimum size of *16-18cm girth* and is to be planted *within the grass island away from wall*. The applicant is required to notify and obtain the agreement of the Local Planning Authority of the species and location of the replacement tree before planting.

Professional Comments:

See prepared sheet regarding justification for removal.

Case Officer (Initials) *BC*

Dated: *7/3/13*

Development Control Manager *[Signature]*

Dated: *15/03/2013*

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
email: trees@richmond.gov.uk
website: www.richmond.gov.uk

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

Mr C Vitulli
St Marys University College
268 Waldegrave Road
Twickenham
TW1 4SX

Please contact: Customer Support
Centre on 020 8891 7300

Your ref:

Our ref: DC/CRR
Application:13/T0011/TPO

Date: 10 January 2013

Dear Sir

Application Number: 13/T0011/TPO
Description: T1 - Robinia - Fell to ground level and remove stump - To protect wall from damage
Location: St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

Your application was received on 10 January 2013.

If by 7 March 2013 you have not been given notice by the Council of its decision (and you have not in the meantime agreed in writing that the period within which the decision shall be given may be extended) then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 by notice sent within 28 days from that date. Appeals must be made on a form that is obtainable from the Government Office for London, 9th Floor, Riverwalk House, 157-161 Millbank, London SW1P 4RR.

You are advised that if you are not the owner(s) of the tree(s) that are the subject of the application, the permission of the owner(s) will be required prior to commencement of the works. Accordingly, if you are not the owner(s) you are advised to discuss the application with them forthwith.

Yours faithfully

David Allister
Head of Parks and Open Spaces

Site: St Marys University College, 268 Waldegrave Road, Twickenham
Application Ref: 13/T0011/TPO

Proposed work:

T1 – Robinia – Fell to ground level and remove stump – To protect wall from damage

Date inspected: 13/02/2013

Comments:

The tree in question highly visible tree from the Waldegrave road as it pasts the property. The tree is at the front of a group of them in the car park, they are spread through out the car park. However, as a group they provide a general screen for section of the building.

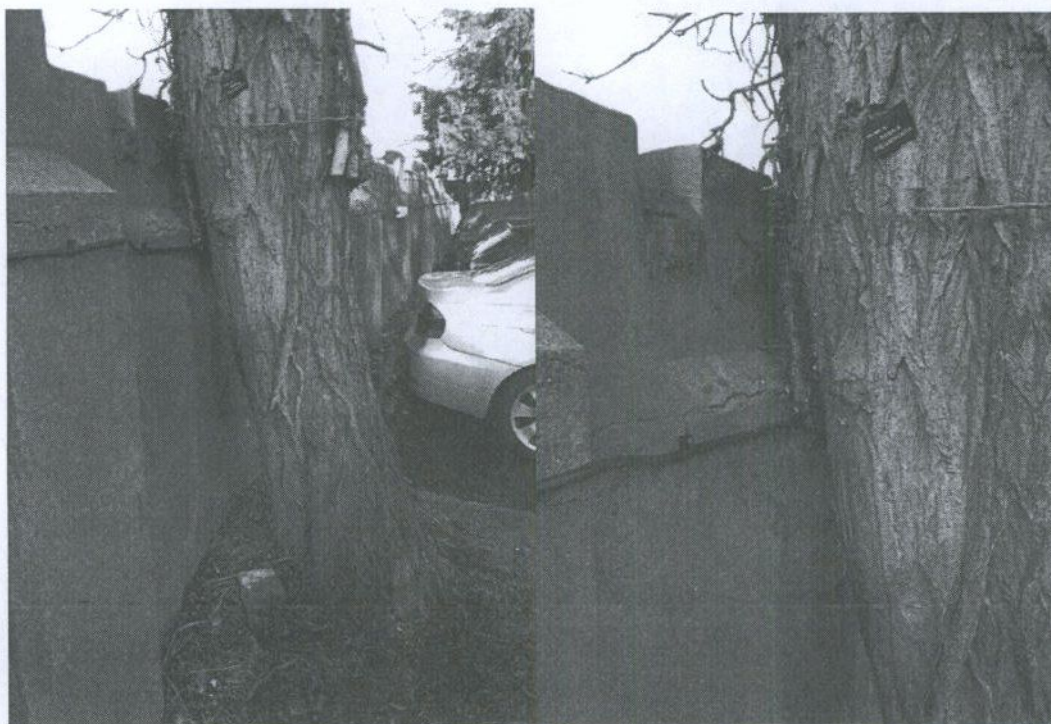


This tree is in reasonable condition for it age. It is holding small deadwood as would be accepted for this species of tree in this location. There are signs of defect in the stem and previous pruning wounds in the canopy, although these would not give concern at this time. Due to the edge tree of the group it has developed with a one sided canopy, this does not pose a real concern. Although does distract from the visual appearance of the tree.



The issue for the tree comes from the fact that it is starting to cause damage to the wall running in front of it. This stretch of boundary wall is curtilage to the main listed buildings on the site, namely Strawberry Hill House. The wall would therefore be considered to be part of the listing should it be damaged it would need to be repaired like-for-like.

The photos below show the close relationship and the beginning of damage.



As the area of conflict is at the top of the wall and it direct contact with the stem, we are not able to offer an engineering solution that does not affect the appearance of the wall.

Summary

Although the tree is good health and condition, as well as providing amenity to the area its current position comprises a listed building feature. The relationship between the wall and tree is not going to improve, resulting in only damage to both.

With removal, there will be a requirement to re-plant. This replanting should be a similar species, although located further from the wall within the grass island. With a suitable replant, this will give a longer-term solution to the current situation and ensure succession planting.