

Mistry, Asha: WCC

From: Nigel Hughes <Nigel.Hughes@grosvenor.com>
Sent: 08 June 2017 13:47
To: Milne, Barbara: WCC
Cc: Walker, John: WCC; Tim.Moya@tma-consultants.co.uk
Subject: RE: Catalpa at 39 Brook Street Mayfair London W1K 4JE

Dear Barbara

Notwithstanding the strong desire of Cllr Roberts to see the tree retained (principally, it would seem, for reasons of sentiment rather than arboricultural good practice) and notwithstanding our own natural aversion to removing any healthy mature trees, we really do believe that in this case removing a tree that is in such poor condition with such poor prospects is the most appropriate way forward. If we can replace it with a semi-mature Catalpa, or other approved tree, that can be enjoyed for the next 80 years, that must be in the public benefit.

The purpose of the Council's own Tree Strategy (*Trees and the Public Realm – a tree strategy for Westminster 2011*), is summarised as being *"To ensure that, for the benefit of both current and future generations, Westminster's tree stock is planted, and when appropriate replaced (emphasis added), in accordance with contemporary arboricultural best practice, and with careful consideration of its relationship with townscape, amenity, biodiversity and historic character."* Appendix F3 of the strategy, when talking specifically about trees in private gardens (and we should note here that the tree in question is not visible from the public highway) says that *"The focus here returns to "The right tree in the right place". Whilst the council will still consider amenity benefit (which tends to be wider), against amenity detriment (which tends to be more localised), the balance will be more likely to be tipped towards the owner's wish to remove the tree, subject to the long term amenity and biodiversity contributions the replacement tree is likely to make."* (emphasis added).

We would appreciate receiving your formal confirmation that the crown may be reduced. Under the circumstances however and taking into account our wider concerns over safety, we do not wish to withdraw our objection to the TPO and we wish both this and our application to fell to be considered by a Planning Applications Committee.

I should be grateful if you could kindly confirm, in due course, the date of the committee meeting and also that this email and all our previous written correspondence will be included within your officer's report.

Kind regards

Nigel

Nigel Hughes MBE BSc FRICS
The Estate Surveyor
Grosvenor Britain & Ireland
70 Grosvenor Street, London W1K 3JP

Direct Line +44 (0) 20 7312 6180
Mobile +44 (0) 7799 77 40 56
Email nigel.hughes@grosvenor.com

From: Milne, Barbara: WCC [mailto:bmilne@westminster.gov.uk]
Sent: 08 June 2017 11:58
To: Nigel Hughes
Cc: Walker, John: WCC; Tim.Moya@tma-consultants.co.uk
Subject: Catalpa at 39 Brook Street Mayfair London W1K 4JE

Hello Nigel

I inspected the Catalpa at 39 Brook Street last week. Cllr Roberts joined me on my visit.

The canopy is very sparse. I am not optimistic that crown reduction would extend the life expectancy of the tree, but it is possible. However, there is a strong desire on the part of Cllr Roberts for the tree to be reduced so that its response to pruning can be assessed. Two residents support its retention, as do the Mayfair Residents Group.

I will recommend that consent is granted for your application to reduce the crown of the tree (my ref 17/03304/TPO). This can be dealt with under officers delegated authority.

If you are content with this, do you want to withdraw your objection to the TPO dated 09 February and your application to fell the tree (my ref 17/03311/TPO)? If so the TPO will be confirmed. Otherwise both the decision on whether to confirm the Order and the application to fell the will need to go to Planning Applications Committee for consideration.

Kind regards
Barbara

Barbara Milne
Senior Arboricultural Officer
Development Planning | Growth, Planning and Housing
Westminster City Council, PO Box 732, Redhill, RH1 9FL
Tel: 020 7641 2922 | westminster.gov.uk

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Westminster City Council switchboard: +44 20 7641 6000.
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