

CONSERVATION AREA NOTIFICATION

ASSESSMENT SHEET

APPLICATION NO: **CA/26/0098: 62 First Floor Lower Street Pulborough.**

REPRESENTATION AND CONSULTATION RESPONSES:

Pulborough Parish Council has indicated an objection to this notification on the following grounds:

On the grounds that insufficient information has been provided to enable the proposal to be properly assessed. Members would like confirmation that all reasonable options have been fully explored, both in relation to the building and the existing tree. Members therefore request that further information and evidence are provided demonstrating that alternative options have been properly considered before the application is determined.

No additional representations have been received in respect of this notification.

ASSESSMENT:

The Magnolia grandiflora the subject of this Section 211 notification is located within the front garden of the property adjacent to one of the principal roads through the village (Lower Street). The notification seeks consent for the removal of the tree due to its relationship with the listed building and adjoining historic boundary wall.

The tree is highly visible from the public realm and, owing to its prominent frontage position, evergreen habit and mature stature, makes a significant contribution to the character and appearance of the Conservation Area. As such, the tree is considered to provide a high level of public amenity.

Notwithstanding the above, the tree is situated approximately 0.5 metres from both the principal building and a historic boundary wall forming part of the curtilage of the listed building. Information submitted in support of the notification indicates that the wall has suffered significant displacement and damage attributable to the growth of the tree's roots.

Furthermore, the site visit confirmed that the tree's close relationship with both the listed building and historic boundary wall has the potential to result in ongoing conflict should the tree be retained.

It is acknowledged that the Parish Council has raised concerns regarding the proposed removal of the tree, particularly given its contribution to the character and appearance of the Conservation Area. These comments have been carefully considered.

In considering a Section 211 notification, the Council must determine whether it is expedient in the interests of amenity to make a Tree Preservation Order to secure the tree's long-term retention. Whilst the tree undoubtedly provides a significant public amenity benefit, its proximity to both the listed building and the curtilage-listed wall, together with the damage already evident to the wall, significantly reduces the suitability of the tree for long-term retention in its current position.

Whilst repair of the wall may be possible, the underlying conflict would remain due to the tree's close proximity to both the wall and the listed building. Consequently, retaining the tree whilst undertaking repairs is unlikely to provide a long-term solution and would create a realistic likelihood of further damage occurring over time.

The ongoing deterioration of the curtilage-listed wall is considered to weigh significantly in favour of removal. Whilst the loss of the tree would be noticeable and would result in a reduction in local amenity, the long-term retention of the tree is considered incompatible with the protection and preservation of the adjacent heritage assets.

As such, notwithstanding the tree's substantial contribution to the character and appearance of the Conservation Area, it is not considered that the circumstances justify the serving of a Tree Preservation Order to resist the proposed removal.

RECOMMENDATION:
No objection to notification.

Authorising Officer sign.....ANBU.....**Arboricultural Officer (Strategic Planning)**

Date.....21 Sep18.....