

**LONDON BOROUGH OF BROMLEY**

**TOWN PLANNING  
RENEWAL AND RECREATION DEPARTMENT**

**DELEGATED DECISION on 7th February 2017**

**16/05602/TPO**      **66 Madeira Avenue**  
**Christopher**      **Bromley**  
**Ryder**              **BR1 4AS**

**Description of Development**

T1 Tulip - Fell.  
SUBJECT TO TPO BB 9 1960 (A1)

**Proposal**

Description of Development:

T1 Tulip - Fell.  
SUBJECT TO TPO BB 9 1960 (A1)

Consultations

Nearby owners/occupiers were notified of the application and 7 representations of objection were received which can be summarised as follows:

- o The reasons for felling the tree are weak.
- o The tree is not diseased or dangerous.
- o The tree is not damaging the dwelling.
- o The damaged wall can be replaced.
- o The tree predates the current owner's occupancy.
- o No reports have been provided in support of the application.
- o The yew hedge is more of a concern in with regard to the impact upon pedestrians.
- o It would be detrimental to the environment to lose this tree.
- o The claim that the tree is causing damage to drainage is not supported with evidence.
- o It would be an act of environmental vandalism for the Council to permit the felling of the tree.
- o The tree is a prominent feature of high amenity value.

Considerations

The application site comprises a semi-detached dwelling located on the east side of Madeira Avenue. The property is a corner plot situated adjacent to the junction of Bromley Avenue and Madeira Avenue. The property is covered by area Tree Preservation Order (TPO) BB 9, 1960. This TPO protects trees that were in existence when the order was made.

This application has been made in respect of a mature tulip tree (T1) situated at the front of the property. The tree is up to 20m in height and would appear to be of normal vitality. The canopy layer would indicate that any previous management has been minimal. The tree is positioned in the corner of the front garden and is highly visible from both approaches along Bromley Avenue and Madeira Avenue.

The tree is a good example of the species and is awarded high amenity value on this basis and based on the positive contribution to the street scene.

The proposed felling of the tree is due to the tree causing structural damage to the driveway, pavement, drainage and structure.

## Conclusion

The tree is noted as a good example. The damage to the surrounding ground is most likely linked to the tree's root activity. The public footpath appears to have been resurfaced by the Council in the past to address potential trip hazards as cracks emerge.

The negative impact on the property and the public footpath are considered secondary to the importance of the tree. Possible solutions at ground level could include changing the boundary wall to a fence, installing a lintel to bridge the root flares or adding to the hedging already in situ. The surface damage to the drive can be repaired as and when damage becomes apparent. Should the uneven surface persist, a gravel based surface may be a more suitable solution.

The felling of the tree would be detrimental to the character of the area and would subsequently negate the objectives of the TPO.

It is recommended that the application be refused.

## DECISION

Refusal for:  
T1 Tulip - Fell.

### **Consultations**

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### **Planning Considerations**

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### **Conclusions**

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### **Decision**

Application Refused

**For conditions or grounds of refusal please refer to the Decision Notice**