I am serving notice of intention to remove a mature Yew Tree from behind my property, known as Strathmore House, 22 Pinchbeck Road.

The tree is, unfortunately, badly located having been planted very close to mine, and my neighbour's houses, in a paved courtyard area and not in the garden proper. The tree is inappropriate for the space, now being too large and, I am advised by a structural engineer and a damp specialist, should be removed to protect the fabric of the building. The house was built in 1860 and has issues with damp on the wall adjacent to the courtyard as well is in the floor. It has been difficult to be certain of the cause of the damp but, on advice, I am addressing a number of possible causes including removing the tree, the roots of which, it is suspected, might have damaged or blocked the soakaway facility and/or provided a conduit for moisture to infiltrate under the floor.

The tree is also blocking light to the house as almost every window in the house, which is not on the front "street" elevation, is, in fact, overlooking this courtyard. I have attached a number of photographs including the view from the rear bedroom window which is entirely "Yew Tree".

As I understand it, the criterion upon which the Council assess this notice is to judge whether or not the tree adds to the amenity of the conservation area, in particular for the benefit of the community as a whole. This tree cannot be seen from any public vantage point as it is located in the "elbow" of the "L" shaped rear of the house. It cannot in fact even be seen from any other property in the vicinity due to its location between buildings, apart from my neighbours at number 20. There is only a narrow footpath down the side of my house meaning the tree cannot be seen from the road. The tree is a long way from the rear boundary of the property which abuts the swimming pool car park and cannot be seen from outside that boundary. In fact the tree preservation officer did not know of this tree's existence until I discussed this application with her recently. As I have indicated, the only person other than me that can see this tree is my neighbour at number 20 and the tree is encroaching on her property, blocking light and causing a nuisance.

There are a substantial number of trees in and around the actual garden of my property, particularly at the bottom of the garden, which I feel are attractive and create a sheltered woodland-feel to the garden (see photos) I have no intentions of removing any of these. These other trees can be seen by the public, particularly from the swimming pool carpark and surroundings. These are taller and denser than the Yew Tree and prevent any view of it from outside the property. Removing the Yew Tree tree will have no impact whatsoever on the Conservation area but will protect my property and that of my neighbour at number 20. I propose to "replace" this tree with an Acer which I will plant in the front flower bed, at the front of my driveway. This will be visible from the Road and will add to the amenity of the conservation area.

I have included some photos and a plan to support this application



FRONT VIEW OF 22 PINCHBECK ROAD

PLAN SHOWING LOCATION OF YEW TREE AT 22 PINCHBECK ROAD





View from House

View Back to house
From Garden





View looking at back of house from half-way down garden showing Yew Tree
Close to building and not forming part of garden nor contributing to Conservation Area



View back to the house from the bottom of the garden



View looking down the garden from the courtyard area showing plentiful trees no proposal to remove these



View looking down garden at wooded area to be retained (taken from upstairs window)



View taken from grassed area in public space next to swimming pool carpark showing rear boundary of my property. No view of Yew Tree



Similar to above-View outside rear boundary from public area behind swimming pool



View from rear bedroom window