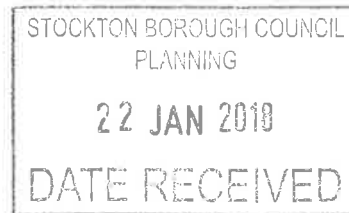


Stockton on Tees Borough Council
Development & Neighbourhood Services
Planning Services
Municipal Buildings
Church Road
Stockton on Tees
TS18 1LD

19th January 2018



Dear Sir or Madam

18/01677--

**Works to Over Grown Garden including works to trees in a conservation area
Rear of 117 High Street, Norton, Stockton on Tees TS20 1AA**

I have been discussing my project with the Historical Buildings Officer, Fiona Bage, regarding works I want to carry out to an over grown garden within a conservation area. I was advised to complete a section 211 application as enclosed with diagram. I recently purchased 117 High Street, Norton which is leased to the business Café Maison on the ground floor and a fashion boutique, Christian Alexander, on the upper floor. To the rear of the property is a large over grown garden on which are workshops that have fallen into disrepair / ruin. Half of these buildings have no roof and the walls are crumbling with lots of self seeded trees and bushes growing out of them. I intend to carry out clearance work in the garden enabling me to undertake renovation work to these workshops and restore them to their original condition. Within the scope of these works I would propose to remove 6 trees to enable the renovation project to go ahead. These six trees are not subject to any Tree Protection Orders and the reasons for their removal are explained fully below.

Description of Works

There are bushes and self seeded trees growing in and around the buildings I intend to renovate, therefore, making it impossible to carry out the works. I intend to clear this area and also require the removal of two trees (marked 1 and 2 on the diagram) which prevent vehicle access to the site and four trees to the rear of the building. Of the four trees to the rear (numbered 8, 9, 10 and 11 on the diagram) No 8 and 9 restrict the potential for future use of the garden by the café, No 10 is growing out of / into the rear wall of the building to be renovated and No 11 obscures light from the Fashion Boutique window in the main building while also restricting access to the rear of the building to be renovated.

The garden is fully enclosed with established trees surrounding the perimeter which will remain. The garden site is not visible from any roads or pathways and is fully enclosed behind walls buildings and remaining established trees. I do not believe the removal of the trees proposed or any other clearance works to be carried out will be any loss of amenity to the neighbours or the general community and in fact it will serve to improve the area by enabling the renovation of the workshop buildings.

Notes re Diagram

The trees are shown on the plan diagram coloured in green and numbered 1 to 11.

The bushes, brambles and small self seeded trees are shown as hatched areas.

The renovation project is shaded orange

The main building is shaded blue

Enclosures

- 1) Form 211 completed and signed
- 2) Copy of the official land registry plan title no CE143794
- 3) A scaled up diagram (X2) from the plan showing buildings, trees etc

Yours faithfully



Andrew Pickett

Leven View, Skutterskelfe, Yarm, Stockton on Tees TS15 0JP

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