

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1933/T	Mr E Peel	30/05/2023 01:04:02	OBJ	<p>I strongly object to two fine specimens of mature London Planes be felled on account of this very minor building damage some 23m away.</p> <p>These properties are in the heart of the S. Hampstead Conservation Area, of which a well-noted characteristic (as detailed in the Conservation Area Appraisal document) is the verdant band of tall trees along the end boundaries of the rear gardens. The substantial London Plane trees T2 & T3 in this case are located along this boundary line behind 80 Aberdare Gdns and provide a significant degree of screening, local amenity and natural habitat, and as such make a major contribution to the rear gardens treescape for several properties along both Aberdare Gdns and Goldhurst Terrace. They are probably visible to the rear of some 15 or more dwellings in those two streets, so permanently visible to some 35 or more people.. They are some 23m to 24m from the nearest building and it is inconceivable that their roots can be causing significant damage at such a distance. One of the reports actually states that their roots are not implicated while another states that a only 1.5mm diameter sample of a platanus root was detected at one of the boreholes.</p> <p>It is however noteworthy that the trees appear not to have been subject to any pruning or crown/height management in recent years, and it is suggested that a significant tree management intervention (eg. crown reduction of some 30%) would significantly reduce the bulk and water uptake of the trees, and would be far preferable to complete felling, which could easily result in excessive 'heave' as a result of far less water being extracted from the clay soil. The 'Arboricultural Assessment Report' from PRI Ltd seems not to have considered other reasons for differential movement between the relatively recent single- story rear addition, and the much older main building, such as 1) differing depths of foundation and weights of structures leading to slight differential settlement movement and 2) the fact that a new basement has recently been constructed next door at no. 56 Aberdare Gardens causing huge changes in the water table and any underground water flows in an area that is not well suited to basement conversions.</p> <p>Permission should be refused for the felling of T2 and T3 and instead, significant crown and height reduction should be undertaken, to which London planes are by nature quite tolerant.</p>
