

Delegated Report		Analysis sheet	Expiry Date:	26/06/2023
		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Nick Bell			2023/1933/T	
Application Address			Drawing Numbers	
60 Aberdare Gardens London NW6 3QD				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
REAR GARDEN: 1 x London Plane (T2) - Fell and treat stump with eco plugs. 1 x London Plane (T3) - Fell and treat stump with eco plugs.				
Recommendation(s):		Object to notification of intended works to tree(s) in a conservation area.		
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	34	No. of responses	04	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>The council received four consultation responses which are summarised below:</p> <ul style="list-style-type: none"> I wish to suggest that, based on my measurements, the proposed works may be unnecessary. My suggested reasons are that: <ol style="list-style-type: none"> That the distance between the trees and the nearest houses is 104 feet in our garden next door The maximum height of the trees is 75 feet The trees are only 3 feet in diameter at their bases. 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. 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. 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. In my view, while there may be a need for corrective pollarding work to the mentioned Plane trees, in terms of conservation interest and landscape aesthetic it would indeed be more than a pity to fell them. They are significantly distanced from building structures, our attached neighbour at 62 has no issues related to them and you may also care to take note that a full basement was built some years ago at 56 					

	<p>Aberdare on the attached side of 58 and if 58 Aberdare has any issues it would be worth taking that into consideration in your assessment of this proposal.</p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>CRASH submitted the following objection:</p> <ul style="list-style-type: none">• CRASH strongly objects to the proposed felling of these two mature plane trees in the rear garden of 60 Aberdare Gardens, also noting that the application is submitted by the neighbouring property. CRASH fully endorses the points raised in the objection submitted by E Peel. These trees are highly visible by multiple properties and provide valuable environmental benefits for wildlife and climate. The evidence submitted in the application indicates plane tree roots of tiny dimensions near their property and limited evidence of a causal link since this whole area is on shrinkable clay affected by seasonal climate irrespective of trees and shrubs and the properties have very limited foundations and numerous properties in the locality have undertaken extensive building work which can cause building movement to neighbours.

Assessment

The s.211 notification is for the removal of two London plane trees from the rear garden of a residential property that is situated within the South Hampstead Conservation Area. The documents submitted with the notification allege that the trees are contributing to property damage at a neighbouring property.

The two large, mature London plane trees are in excess of 20m in height. The trees are visible from the public realm, between properties on Aberdare Gardens and Goldhurst Terrace. The trees are considered to significantly contribute to the character and appearance of the conservation area and to provide amenity to the public.

The trees form part of a green corridor which runs along the rear gardens of Aberdare Gardens and Goldhurst Terrace which forms a significant landscape feature. The two trees and the green corridor collectively provides habitat potential and help to combat climate change.

Section 5.22 of the South Hampstead Conservation Area Character Appraisal and Management Strategy states:

“Green views into verdant back gardens and into the four private open spaces also play an important part in establishing the serene suburban character of the conservation area”

Section 5.23 of the same document states:

“The conservation area generally has a decent level of tree cover which should be protected and enhanced where possible”

Section 5.25 states:

“Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.”

The documents submitted with the notification allege that the trees are contributing to property damage at a neighbouring property. Level and/or crack monitoring data has not been included with the submission. As such, the council considered the evidence to be inconclusive as it has not been demonstrated that there is seasonal, therefore vegetation related, movement.

The objections submitted demonstrate there is local support for the retention of the trees.

It is recommended that the council objects to the notification and a tree preservation be served to protect the amenity the trees provide and the character and appearance of the conservation area.