

Application ref: 2023/4233/T
Contact: Liam Vincent
Tel: 020 7974 8677
Email: Liam.Vincent@camden.gov.uk
Date: 20 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

IG Environmental Services
Unit 4
Linnet Court
Cawledge Business Park
Alnwick
NE66 2GD

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)

OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA

Address:

**30 Edis Street
London
NW1 8LE**

Description:

REAR GARDEN: 1 x Mimosa (T2) - Fell to ground level.

The Council has considered your notification of intended works to trees dated 05 October 2023 and decided to **OBJECT** for the following reasons:

Reasons for objection:

- 1 This s.211 notification is to remove a semi-mature Mimosa tree (*Acacia dealbata*) in the rear garden of a private residence in Edis Street, which is located within the Primrose Hill conservation area.

It is alleged that the Mimosa tree is contributing to property damage brought about by subsidence of the foundations at number 29 Edis Street, 'attributable to clay shrinkage subsidence exacerbated by vegetation.'

The applicants have taken and analysed soil samples to verify that the soil at the property is capable of volumetric change due to moisture abstraction and have also found root samples that belong to the same taxonomic family as the Mimosa tree.

However, the level monitoring provided does not present results of a cyclical nature, which is a specific character of the influence of vegetation. The monitoring results show a persistent downward movement, associated with

shrinking soil volume (common to desiccation of the soil) but no upward movement (which is indicative of soil re-hydrating) that is usual during the wetter winter months. Consequently, the evidence submitted at this time is not considered to demonstrate on the balance of probability that the tree is contributing to the damage.

The tree is visible from Chalcot Road and the rear of a number of private residences on Princess Road and Edis Street. The tree contributes to the verdant character and appearance of the Primrose Hill conservation area. The tree provides a reasonable level of amenity to the public, especially as it is an evergreen species which continues to provide canopy cover and colour during the winter months when the majority of vegetation nearby is out of leaf.

From aerial photography it is apparent that the tree forms a significant part of the group of trees in the rear gardens of properties on Edis Street and Princess Road, a green corridor running from Chalcot Road north-east to where it meets the rear of the properties on Gloucester Avenue. The Mimosa tree is a medium spreading canopy species, particularly suited to this type of location and offers significant habitat provision while helping to mitigate the effects of climate change. The tree is yet to achieve its ultimate size and form, and the level of public amenity it provides will increase over time as its stature increases.

The rear garden trees of Edis Street are explicitly mentioned on page 15, Sub-Area Two - Central area, Topography and Character, Principal Roads of the Primrose Hill conservation area statement:

"Other significant views are of the rears of terraces that face onto principal roads and their small, narrow garden spaces. These gardens often contain mature trees and are bounded by medium height brick walls that side on to secondary roads and alleyways. A significant example of this is the section of Chalcot Road between Edis Street and Princess Road, where the rears of properties and garden spaces to these two latter roads are highly visible."

A tree preservation order has been served to protect the amenity the tree provides and the character and appearance of the conservation area.

A Tree Preservation Order has been served on the tree/s and no work should be carried out without the prior consent of the Council.

Yours faithfully



Daniel Pope
Chief Planning Officer

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.