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Development Management  
 Camden Town Hall Extension  
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## Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="andrew"/>	Surname:	<input type="text" value="darragh"/>
Company name:	<input type="text" value="national trust"/>				
Street address:	<input type="text" value="fenton house"/>			Country Code:	<input type="text"/>
	<input type="text" value="windmill hill"/>	Telephone number:	<input type="text"/>	National Number:	<input type="text"/>
	<input type="text" value="hampstead"/>	Mobile number:	<input type="text"/>	Extension Number:	<input type="text"/>
Town/City:	<input type="text" value="london"/>	Fax number:	<input type="text"/>		<input type="text"/>
County:	<input type="text" value="London"/>	Email address:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="nw3 6rt"/>				
Are you an agent acting on behalf of the applicant? <input type="radio"/> Yes <input checked="" type="radio"/> No					

### 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

### 3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House:	<input type="text"/>	Suffix:	<input type="text"/>	Description:
House name:	<input type="text" value="Fenton House"/>			<div style="border: 1px solid black; height: 150px; width: 100%;"></div>
Street address:	<input type="text" value="Windmill Hill"/>			
	<input type="text"/>			
Town/City:	<input type="text" value="London"/>			
County:	<input type="text" value="Camden"/>			
Postcode:	<input type="text" value="NW3 6RT"/>			
<p>If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:</p>				

### 4. Trees Ownership

The applicant is the owner of the trees

### 5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO?  Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?  Yes  No

## 6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

## 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

*E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.*

This application is for the felling of 23 false acacia trees (*Robinia pseudoacacia*) making up the avenue in the grounds on the south side of Fenton House [Area A, trees 1-9, 11, 12, 13 and 14 and Area B, trees 1-9 (see map for details)]. There is also one other false acacia tree in Area B (no. 16) in our car park on the west side of the house that has major die back. It is a juvenile specimen that failed to establish and therefore needs to be felled as it is deemed unsafe in this high footfall area. Another nearby acacia tree will fill this area.

The trees on the south lawn making up the avenue have grown into spindly specimens with the potential of becoming dangerous. They regularly drop limbs and sway frantically in windy conditions of above 30mph. This means that this area of the garden is closed to the public on a regular basis. The decision to fell this avenue is due to factors including the overall age of the trees, health and safety, structural damage to a historical wall and our neighbours' property, and general good horticultural practice. Historically there have always been large trees in this area but there is currently no evidence that an avenue existed before the 1980s. Historical photographs held in the house archive dating from 1950s and earlier show no such avenue (e.g. picture F). The avenue seen today was planted with these short-lifespan trees in the early part of the 1980s by the National Trust and looked good when healthy, smaller and in-scale trees (See pictures D, E and F attached).

It should be said here that we would continue to work to preserve the other large heritage trees in this location - 4 large heritage *Robinia* and 2 large heritage *Holm Oaks* - as we feel their presence upholds the historical element of this part of the garden and surrounding village of Hampstead. We also intend to start succession planning now by planting another *Holm Oak* in order to retain large trees for the future appearance of this area. We absolutely see the value and importance of large trees in this location. Although we are working to preserve these larger specimens, we believe that the avenue surrounded by these larger trees is now in quite urgent need of renovation closer to how we believe, on evidence, it was intended to look. There is also concern that some of the trees in the avenue are causing damage to our neighbours' wall (see pictures A & B) due to their close proximity. Prompted by our concerns and those of our neighbours, we have had an inspection by an external structural engineer who advised us what action to take (Please see report attached to application). We have also had many complaints from our neighbour regarding blocked drains due to constant leaf and debris fall from these particular trees which a common occurrence with *False Acacias*. The issue has caused significant flooding issues and consequently problems with our neighbours' insurers (Please see letter from neighbours attached).

As the trees are coming to the end of their lifespan, management issues and consequential costs are also increasing significantly year on year. One option considered, to maintain the appearance of an avenue of trees when the false acacia come down, was inter-planting. However, we feel that it would be extremely hard to establish other trees in-between the existing ones and would not be aesthetically pleasing. And as property Gardener in Charge Andrew Darragh understand it, this particular genus of tree does not respond to hard pruning which might have been another option.

It would seem then that the only course of action open to us, to address all these issues and to prevent injury to people and damage to property, is to fell the problematic trees. All things considered, it is felt to be the opportune time to fell the entire avenue and start again with a newly planted one. As yet we are unsure of which genus to choose from, but we aim to replace them with substantial bought-in trees that do not get too big at maturity, or trees that can be easily pruned, such as ornamental cherries, *Amelanchier*, *laburnums* or even apple and pear trees.

As a footnote, it should be said that our relationship with our neighbours and surrounding Hampstead is extremely important to us. We would therefore appreciate the council's advice about how to ensure a generally agreeable, as well as practical, outcome.

## 8. Trees - Additional Information

### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:

If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

Yes  No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.

If YES, you are required to provide for:

Yes  No

#### *Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### *Other structural damage* (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing additional information in support of your application?

Yes  No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

Current images the avenue A,B,C  
Historical images of south elevation D,E,F  
Extract From TANT structural engineer  
Extract gardens advisor report  
Letter from adjacent neighbour

## 9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

If Yes, please provide details of the name, relationship and role:

A member of staff

## 10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date:

22/04/2015