



Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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Telephone : 020 7974 1911
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For office use
Date
Payee
App. No.

Fee

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

| | | | | | |
|---------------------|------------------|---------------|-----------|---------------|--|
| Title: | DR | First name: | ELIZABETH | | |
| Last name: | MONCK | | | | |
| Company (optional): | | | | | |
| Unit: | | House number: | 31 | House suffix: | |
| House name: | | | | | |
| Address 1: | LADY MARGARET RD | | | | |
| Address 2: | | | | | |
| Address 3: | | | | | |
| Town: | LONDON | | | | |
| County: | | | | | |
| Country: | UK | | | | |
| Postcode: | NW5 2NG | | | | |

2. Agent Name and Address

| | | | | | |
|---------------------|--|---------------|--|---------------|--|
| Title: | | First name: | | | |
| Last name: | | | | | |
| Company (optional): | | | | | |
| Unit: | | House number: | | House suffix: | |
| House name: | | | | | |
| Address 1: | | | | | |
| Address 2: | | | | | |
| Address 3: | | | | | |
| Town: | | | | | |
| County: | | | | | |
| Country: | | | | | |
| Postcode: | | | | | |

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

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 the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): ☒ Yes ☐ No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to 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.

Application for tree works on Tree of Heaven in private garden of 31 Lady Margaret road, NW5 2NG: re TPO C1129 2014

[attached to full application]

Section 7

Identification of tree species and proposed works.

1. The tree is a Tree of Heaven [*ailanthus altissima*] on which the council placed a TPO in September 2014.
2. I wish to fell this and replace with a native tree [see below].

Reasons for removal

1. In the formal notice it is stated that "the Council has made the TPO because: The tree is considered to be highly visible from the public realm and to significantly contribute to the character of this part of the conservation area." The tree is not 'highly visible from the public realm': it can be seen by people walking down Ascham Street for a brief moment if they look south [an unusual thing to do as they are walking either east or west] along a 50 foot section of the street; this is the only public space from which the tree can be seen. When I asked from where the council officer had observed it he admitted that it was from Ascham street! I therefore regard the initial reason given by the Council to be very misleading. Otherwise it is only visible from the private domains of neighbours [for whose views see below, but also refer to letters from them re this proposal].
2. "It is considered to have a long, safe and useful life expectancy": in my view this is an ill-founded opinion. The question of a 'useful life' is purely subjective and not one that I or neighbours would agree with [see below]. For this particular tree the opinion about a "long life" is ill-founded. The wikipedia website clearly identifies this as a 'fast growing' species with a likely life-span 50 years which this tree is rapidly approaching; it appeared as a seedling in about 1968/70 when we were living abroad on government business. In particular, therefore, the question of 'safety' must be considered carefully. With the widely acknowledged expectation of a sharp increase in the number of 'severe weather events' in future it seems very likely that a tree of this species, size and age will shed branches onto nearby properties or shared garden walls. It seems totally unreasonable to prevent me taking steps to avoid being responsible should this happen.
3. The council further states that "The tree is considered to be of high amenity value". Again this is an opinion only and is not backed up with any evidence. It is not an opinion with which either I or neighbours would concur. For all of us the tree is anything but an amenity – in fact reducing the amenity value of our gardens [see paras 4 and 5].
4. The tree in question is now 60 feet high, and is really a forest giant quite out of place in a small London garden [e.g., it is taller than the regularly pruned plane trees in Lady Margaret Road]. It over-tops the roofs of both number 31 and number 33 Lady Margaret Road. The roots are spread into neighbouring gardens and frequently throw up 'sports'; the council had to remove such a one from the garden of number 29 about 18 months ago.

5. The setting of seed to which the council's temporary TPO referred is one of several reasons why I [and several neighbours] wish it to be removed. This particular tree is male and produces a foul smelling seed fall. June 1914 was a particularly pleasant time in London but for four weeks I was unable to sit in the garden or hang any washing out there; neither was my neighbour in number 29 able to let her three little boys use the garden to play as the 'setting of the seed' consisted of an unremitting rain of sticky seeds and flowers into our gardens. The slightest shower converts this into a sticky dark mass which is extremely difficult to remove from play structures or garden furniture; the sheer size of the tree means that there is nowhere in the garden free from this mess. In the autumn the tree sheds not just leaves but also the leaf stems which may be up to 3 feet long; all these have to be raked off our lawns. In addition, the *ailanthus altissima* produces an *allelopathic* chemical which inhibits the growth of some other plants, so that quite apart from the considerable reduction in moisture in the soils around the tree, creating a pleasant garden or growing vegetables is almost impossible [among other difficulties the heavy seed fall in the summer makes some vegetables inedible as it is not possible to wash the sticky seed off them].

6. In the TPO the statement is made that *Ailanthus Altissima* 'could be considered an invasive species': it is an invasive species and I have been told that Camden would not consider planting it except in public spaces and then not in roadways [I asked for evidence to the contrary and was not given any]. A similar tree was removed from a front garden in Falkland road about 2 years ago.

7. There is some evidence of minor subsidence in my own house; I have already submitted photographs showing this. A long section [c. 15 feet] of the wall between the gardens of 31 and 33 fell down in 2004 and we both considered the tree roots to have contributed to this as they were very evident during the re-build. The tree officer who visited in March 2015 will vouch for the fact that the tree is only about four feet from the back wall of 33 Lady Margaret rd, and about 25 feet from my back wall [see sketch].

8. To my mind this is a most unsuitable tree for the nature of our conservation area. I am already in conversation with a professional garden designer about a replacement species and intend to acquire a reasonably mature native which would more appropriately add to the character of the conservation area.

For all these reasons I appeal against the TPO on the *ailanthus altissima*.

Elizabeth Thacker
31. 3. 15.

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

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

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: ☐ Yes ☐ No
- If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. Alleged damage to property - e.g. subsidence or damage to drains or drives. ☒ Yes ☐ No
- If YES, you are required to provide for:

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.

photographs submitted
September 2014

Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? ☒ Yes ☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application.
If they are being provided separately from this form, please detail how they are being submitted.

Hand sketched plan attached

Sketch of Tree of Heaven in Garden of

Number 31 Lady Margaret rd

Number
33

GARDEN WALL

5 metre

1.3 metre

1.2
metre

tree

Tree circumference = 2.2 metre

Chakrabhank March 31
2015

9. Authority Employee / Member

With respect to the Authority, I am:

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

SAM MONCK, ASST DIRECTOR, ENVIRONMENT & TRANSPORT.

10. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

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For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

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☒

For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

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11. Declaration - Trees

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.

Signed - Applicant:

Sam Monck

Or signed - Agent:

Date (DD/MM/YYYY):

31.03.15

(This date must not be before the date of sending or hand-delivery of the form)

12. Applicant Contact Details

Telephone numbers

Country code: National number:

0207-485-8474

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

monck@waitrose.com

13. Agent Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.
(Please see guidance notes)