



10A SOUTH GROVE
HIGHGATE
LONDON N6 6BS

6th November, 2015

attn. James Remington, LBC; Tom Little, LBC; and Camden Development Control

Dear Sirs,

2015/5821/T

We have seen this application to fell a Holly Tree, which, we understand, was placed under a Tree reservation Order some six months ago by Camden, on the basis of it being a bat roost.

While it cannot be seen from the road, we understand, again, that it can be seen from surrounding back gardens, some homes on the Holly Lodge Estate, from Millfield Lane and from Hampstead Heath, where it is visible from Parliament Hill when the leaves have fallen from deciduous trees. This would suggest that it is a feature of some landscape value.

We understand that a Bat report, stating that there is no evidence of bat roosts in the tree, has been submitted with the application, and is posted on your website at [http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/5360963/view/Bat%20Report%20\(Redacted\).TIF](http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/rec/5360963/view/Bat%20Report%20(Redacted).TIF) but this appears impossible to open and access. However, the fact that a tree evidently known to have been used as a bat roost should be retained in the event that the bats return, unless its condition is such that felling is necessary, and this does not appear to be the case.

The application states the reason for felling as "The tree has a heavy lean towards the neighbouring property and has a dense climber growing through it making it more susceptible to failure. It casts a large shadow over the garden and house preventing growth in the adjacent beds and garden area". However,

(1) No directional information is given on the rough sketch plan provided with the application, and while it has not been possible to access the garden, it appears that the tree is directly at the southern edge of the garden, suggesting that the sun would access it during the mid-late afternoon.

(2) It is our understanding that the neighbour towards whose garden the tree leans places great value on it as a local landscape feature, does not feel threatened by the lean and wishes the tree to be retained.

(3) As regards (i) the plant climbing through it, and (ii) any shading effect, it would seem to us that, in the case of a TPO'd tree, a more appropriate response would be to remove the climber, and to carry out judicious pruning which will retain the tree's character and landscape value whilst allowing more light to reach the garden.

We therefore consider that a sufficient case for felling a healthy tree, only recently the subject of a TPO, has not been sufficiently established, and that, unless your arboricultural officer considers that felling is necessary, the application should be refused.

Yours sincerely

Michael Hammerson
Planning Working Group,
The Highgate Society

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