

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1368/T	Leaflyn Keeble	2 St Paul's Mews London NW1 9TZ	30/03/2016 12:27:36	OBJ	<p>We are writing to object to the proposal to fell a laurel tree in the garden of 98 Agar Grove, which is subject to a TPO and falls within the Camden Square Conservation Area (Application 2016/1368/T).</p> <p>The planning application's supporting Tree Location plan drawing is woefully inadequate and entirely lacking in any information on, for instance, the size or health of the tree, and gives no sense of scale or context to the neighbouring streets and buildings, nor the existing treescape. There is no supporting justification for any tree to be felled.</p> <p>For context, in the 16 years we have lived in St Paul's Mews, and despite Conservation Area status, we have personally witnessed the loss - legitimate or otherwise - of over 14 mature trees in the gardens of St Paul's Crescent and the south side of Agar Grove. These include:</p> <ul style="list-style-type: none"> 2 x mature eucalyptus from the gardens of 31 & 33 St Paul's Crescent 2 x mature ash also from the gardens of 31 & 33 St Paul's Crescent 1 x mimosa from the garden of 25 St Paul's Crescent 1 x mature elder from the garden of 25 St Paul's Crescent 1 x holly from the garden of 25 St Paul's Crescent 1 x mature cherry from the garden of 23 St Paul's Crescent 1 x mature eucalyptus from the garden of 104 Agar Grove 1 x mature ash from the garden of 104 Agar Grove 1 x mature fig from the garden of 21 St Paul's Crescent <p>In terms of biodiversity this is a broad spectrum of native and other mature / veteran trees some of which are irreplaceable. A planning decision regarding trees cannot be taken in isolation and the bigger picture must be given full consideration particularly given the paucity of supporting information.</p> <p>Camden Square Conservation Area Appraisal and Management Strategy (adopted 11 March 2011)</p> <p>Planning policy context</p> <p>Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (section 69 and 72) to designate as conservation areas any "areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance". Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees. All those over 75 millimetre diameter are protected by virtue of their conservation area location and are TPO'd.</p> <p>Green spaces</p> <p>The green spaces and trees are critical to the quality of the area. Many trees are mature; planning for maintenance and reinstatement is an important and on-going concern. This is particularly true when considering the ongoing encroachment of development at King's Cross, and shortly the total redevelopment of the Agar Grove Estate.</p> <p>Camden Local Plan (submission draft 2016)</p>

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Trees contribute to the beauty and quality of the street scene, provide shade and cooling to offset the 'heat island effect', produce food, mitigate the risk of surface water flooding, filter pollutants from the air and prevent shrinking and heave during hotter weather. Many of Camden's trees are native species reflecting local soil types and a legacy of development in the 18th and 19th centuries. Maintaining existing trees and vegetation can help new development integrate into its setting by providing a sense of maturity. The Council itself is responsible for managing and replenishing a stock of over 29,000 trees. Together with other London boroughs, Camden is contributing to the Mayor's RE:LEAF campaign which commits to increasing tree cover in the capital by 5% by 2025.

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The Council will retain and protect trees and groups of trees of significant amenity value and which make a positive contribution to the character and appearance of a conservation area. A Tree Protection Order (TPO) will be used to protect a tree or groups of trees because of their amenity value. Veteran or aged trees outside ancient woodland are particularly valuable as once lost they can never be replaced. Large species trees are also important in defining the character of streets and the multiple environmental benefits they provide and should be considered in schemes where the opportunity arises.

How does this application relate to the Camden Local Plan which states the council will protect and resist the loss of trees of significant ecological value?

Any planning decision must give greater consideration of the broader context, protect amenity and quality of the local environment and not sanction the loss of yet another tree in Camden Square Conservation Area. Please also take into consideration application 2016/1366/T
