

2016/6483/P 31 Briardale Gardens 'Erection of single storey rear extension, installation of 1 x rear dormer window, replacement of front and rear windows.'

The magnolia tree on this site has been of concern to me for some time now:

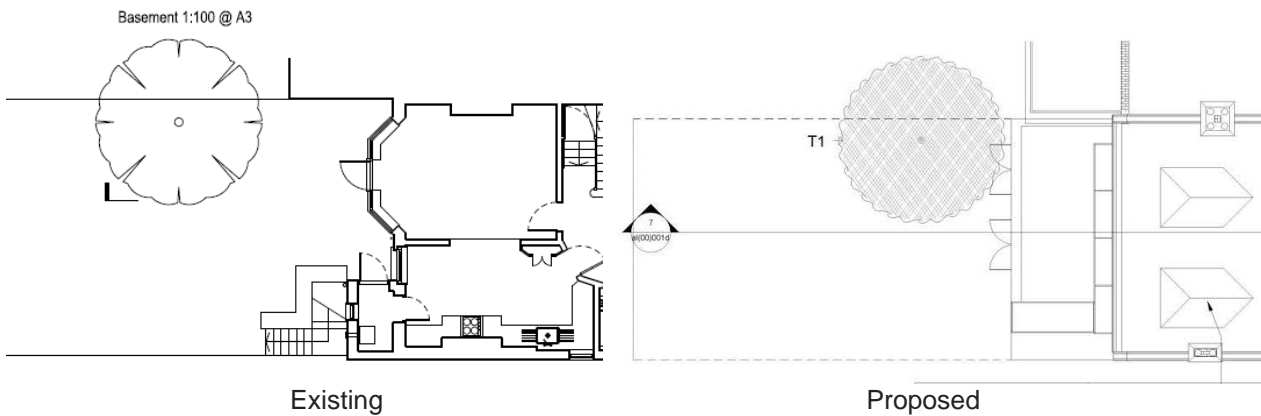
1) Previous planning applications suggested taking 30% of this tree's RPZ. While the arguments put forwards by the arboriculturalist were generally acceptable, this was pushing it.

The tree survey presented for this application was done in May 2014 so is now out of date. The implications for this could be that trunk diameter expansion due to three summer's annual ring growth since the survey was done could have extended the tree RPZ further. I think an up-to-date survey is warranted. This survey should also include neighbours' trees since these could have an impact on expanding the magnolia's RPZ into other areas of garden, and could themselves be impacted by the proposed work.

2) Notice of Intent 2016/3403/T REAR GARDEN: 1x Magnolia (T1) -1m overall crown reduction but on property side of tree there will be a 2 m reduction.

This Notice of Intent was approved for the house as it currently is, and the work has now been done. In my view it was 'overdone' and the form of the tree spoilt, but at least tree canopies do grow back somewhat so the tree's form can expect some slightly improvement even though it will remain imbalanced.

However, looking at this planning application I have grave concerns for this tree.



The 'Existing' plan shows the tree quite a distance from the house with its canopy far from the windows. The 'Proposed' plan shows the same tree with its canopy up against the windows of the new extension.



The photographs presented with 2016/3403/T show that neither the canopy or the trunk are positioned as in the Existing plan, and therefore, even with the already performed reduction of 2 metres on the house side of the tree's canopy it will be the trunk which is now, quote:

"dangerously encroaching on the building...jarring against the brickwork of the house and against the window glass and affecting the health of the tree itself."

From the 2014 Arboriculturalist's report i.e. *prior to the recent reduction*:

"21. The branches extending towards the south will require a minor reduction in length to prevent contact with the new extension both during and after the build. This particular work will have no long term affect on either the health or stability of the Magnolia."

This tree has already suffered a significant reduction taking away a large section of the width of the tree's crown on the house side just to stop it touching the house. This is not minor and is prior to building the extension.

This application - if I am reading the applicant's plans right - if granted would be the final nail in the coffin for this once absolutely beautiful tree.

Dr Vicki Harding

Tree Officer Heath & Hampstead Society