

54 Twisden Road, Dartmouth Park, London NW5 1DN

20 March 2017

Nick Bell  
Tree Officer, Appeals and Enforcement  
Regeneration and Planning  
London Borough of Camden  
Town Hall, Judd Street  
London WC1H 8ND

Dear Nick Bell

**2017/0779/T**, Grove End Lodge, Grove End, NW5  
**TPO Ash tree in rear garden - proposed felling and replacement**

As before I **most strongly object** to the proposed felling of this tree, an application being made by the owners of adjacent Denyer House, the London Borough of Camden.

It is evident from the submitted photos that there is no change from the previous application (2015/6850/T), other than that the engineers have proceeded with a method of rebuilding a boundary that takes little account of accommodating the future balanced root growth of the ash. This tree has immense amenity value not only to the immediate neighbouring environment, but contributing significantly to the townscape setting of the Dartmouth Park CA. This magnificent tree apart from making an immense visual contribution, aids sustainability (air pollution filter) and on ecological grounds forms part of the Green Corridor link.

The tree sits in a very sheltered corner, away from any prevailing winds, surrounded by buildings. In view of this, the stated direction of winds in the report seems to be of little consequence. It appears from the photographs that the engineers have, of all the options available (and suggested previously) in providing a new boundary divide between Denyer House and Grove End Lodge, chosen a brick wall reinstatement. Options are railings, a timber fence or flying beam. A continuous concrete foundation trench has already been poured. This would continue to harm in limiting future balanced root growth. It is not uncommon that with concerns about asymmetric root development that to safeguard stability, a mature tree is cable anchored to stop possible sway until the roots re-establish themselves naturally. The old exposed layer of concrete wall foundation shown in photos should be removed and replaced with compacted soil.

It is noted that the building works to Grove End Lodge's consent (2015/5698/P) for a rear extension and its Conditions 4 and 5 to protect the tree are being adhered to.

In relation to comment from the occupant of The Manse Highgate Road Chapel the adjacent building, regarding tree roots potentially damaging their building; the congregation and their architects were intimately familiar with the existence of this mature ash tree and would have taken it into account during the design and construction phase of the building they now occupy. This, as since C19 the 'old' Manse was located in Grove End Lodge, before this building was sold to developers in early 2000s. The Manse then moved to its current location, its former nursery school building, which was demolition and new built in 2007.

After the tree was last reduced and crown pollarded (2014/4003/T completed in 2015), when overhanging branches were removed and its crown rebalanced, the tree has looked healthy, continuing to contribute positively to amenities of neighbours and the wider environment. As is standard with many trees in built up areas, a routine crown pollarding maintenance regime, already in place for this tree, will keep a check on its root spread.

Retaining this tree is entirely feasible and far outweighs the case for felling and planting a replacement.



Nori Howard  
Camden Tree Warden