

**From:** Eleni Baizani [REDACTED]  
**Sent:** 28 March 2017 00:19  
**To:** Planning  
**Subject:** Protection of the Ash tree

Dear sir/madam,

We are the tenants of Top Flat on 25 Nassington road, NW3 2TX. We understand that the tenant from the ground floor has applied to request the trimming or cutting of the Ash tree in front of us.

Myself and my husband would like to protest against such a request. We feel strongly about encouraging the support of all greenery in area. All trees are obviously a source of oxygen which contribute to the enhancement of the quality of the air we breath, let alone a tree that is placed right in front of us.

Moreover this tree covers the overground train and the rails right in front of us, offering a much better view and helps with reducing the noise which is caused by the train. Finally, it is part of the habitat of the wild life.

I hope we can save it!

Thank you,

Kind regards,

Eleni Baizani  
Ilias Koutzavekiaris



**F.A.O. Nick Bell, via Christine Spence**  
25 Nassington Road  
London  
NW3 2TX

**Date: 29 March 2017**

Our Ref: 12767/EW  
Your Ref: TPO Applications, 25 and 27 Nassington Road, London.

Dear Mr. Bell

**APPLICATIONS TO CARRY OUT TREE WORK AT:**  
**25 & 27 NASSINGTON ROAD, LONDON, NW3 2TX.**  
**Applications Numbers: 2017/1308/T, 2017/1310/T**

I refer to two applications lodged with Camden Council which are referenced as:

- 2017/1308/T
- 2017/1310/T

**1. Details of applications:**

APPLICATION: 2017/1308/T – *Fraxinus excelsior* (Common Ash) T1  
LOCATION: 25 Nassington Road, London, NW3 2TX.  
PROPOSAL: (TPO REF. C753-T1 2008) REAR GARDEN: 1 x Ash -  
Remove  
APPLICANT: Ms Lucy Scott-Moncrief  
25 Nassington Road  
London  
NW3 2TX  
AGENT: J A Moore Gardening Services



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Catherine Cocking RGN RM Company Reg No. 05005041 VAT No. 686 4674 78  
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APPLICATION: 2017/1308/T – *Quercus sp* – (Oak) T2  
LOCATION: 27 Nassington Road, London, NW3 2TX.  
PROPOSAL: Canopy lifting, removing 3 branches (as indicated within the tree surgery request document).  
APPLICANT: Ms Lucy Scott-Moncrief  
25 Nassington Road  
London  
NW3 2TX  
AGENT: J A Moore Gardening Services

APPLICATION: 2017/1310/T – *Salix caprea* – (Goat Willow) T3  
LOCATION: 27 Nassington Road, London, NW3 2TX.  
PROPOSAL: Remove 2 branches (as indicated within the tree surgery request document).  
APPLICANT: Ms Lucy Scott-Moncrief  
25 Nassington Road  
London  
NW3 2TX  
AGENT: J A Moore Gardening Services

## 2. THE TREE PRESERVATION ORDERS

### **T1 Common Ash – *Fraxinus excelsior*.**

This tree was protected formally by Camden Council in 2008 as it was considered to provide amenity value to those people who live close by and to those people travelling past the site by train.

### **T2 English Oak – *Quercus petraea*.**

This tree was also afforded official protection and placed under a Tree Preservation Order (TPO) in 2008. For the same justified reasons as T1.

### **T3 Goat Willow – *Salix caprea***

The tree is afforded protection by virtue of it being located within the South Hill Park Conservation Area (01/08/1988).

Both TPO's are valid, legal and extant.

T1 and T2 also sit within the South Hill Park Conservation Area, administered by Camden Council.

### **3. THE TREES AND MY CLIENT'S INTEREST IN THEM**

My Client, Christine Spence is the free holder of number 25 Nassington Road. Her property looks out onto the two trees in question and the trees afford the following services to Ms Spence, her immediate neighbours and users of the railway:

- The trees offer important screening to the adjacent properties from the visual impact of the adjacent railway.
- The trees offer important sound dampening services from late spring through to the autumn for the adjacent properties.
- The trees afford a pleasant green backdrop to the railway users.
- The trees provide a mature, well-established, important green corridor and wildlife habitat for birds, invertebrates and other wildlife in the area, therefore offering high ecological value.
- The trees provide a continuity of tree cover along the railway line.

### **4. THE APPLICATIONS**

#### **T1 Common Ash**

This tree has been reduced excessively for a number of years following the installation of the swimming pool within the back garden of 25 and 27 Nassington Road. Previous to this, there had been no applications for works to trees within this garden. This highlights the fact that works to trees are to benefit the swimming pool only and not for any sound arboricultural practice or safety reasons.

As stated in previous tree work objection letters, previous tree works appear to be a strategy from the applicant to 'slowly yet surely eradicate this tree' a statement that has finally come to fruition, and as a result of continuous works to this tree, has created a much denser canopy than would have occurred within the natural growth habit of this species.

The Ash tree is a fundamental part of the screening for residents against the railway, as shown in the picture below. The tree also offers cover from the unsightly metal catenary mast affiliated with the train line.

The offer to replace this specimen, once removed with a tree of a 'less dense canopy or a broader shorter form' while maybe serving the aesthetics for the downstairs flats, this would not serve the residents of the first floor flats. The height of the tree is significantly instrumental in providing screening to those residents on the upper floors. The height and age of the tree also provides this belt of trees with some maturity and as well as being a well-established specimen. I do not believe that replacement planting would mitigate the loss this specimen.



## **T2 English Oak**

As witnessed with the Ash tree (T1), works started with the reduction of the tree canopy and has eventually resulted in an application for the trees removal. Work on this Oak tree (T2) has also been requested in the past and it is evident that requests for tree work will be perpetual.

Continual crown-lifting will result in a high and a potentially top-heavy canopy. This work is seen as unnecessary and not within the realm of good arboricultural practice, and certainly does not consider the long-term future of the tree.

An Oak tree is a long-lived species which in its latter years will see the canopy naturally retrench; the lower limbs pertaining to an Oak tree are therefore vital for its survival in these subsequent years. It is seen as good arboricultural practice for the future of the tree to be taken into account when deciding what works are necessary in its formative years. Maintaining the tree in its current condition is therefore contributory to the longevity of this tree and ultimately the biodiversity of the local area.

### **T3 Goat Willow**

As with T2, works to this tree could be viewed as becoming perpetual and may eventually result in the request for its removal.

The natural form of a Goat Willow is a shrubby, multiple-stemmed specimen which relies on the lower canopy for its natural form. Crown lifting could again result in an undesirable high canopy. Goat Willow is a native species which provides both pollen and nectar for bees early on in the year when few other flower species are out, thus providing important biodiversity to the local area.

## **5. OBJECTION**

Our client would like to object to both applications which will have an impact on the enjoyment of their property, its gardens and those of surrounding properties in Nassington Road.

These applications, relating to TPO's, are not for the health of the trees but to provide more light and sun to an adjacent swimming pool. This is not a valid reason to reduce and thin trees with a TPO's and does not comply with Camden Council's policy for its own trees:

#### *Policy 4 – Tree Removal*

*Trees will only be felled for sound arboriculture reasons such as:*

- *Dead, dying or dangerous*
- *Proven to be causing significant structural damage*
- *Considered by the Tree Service to be inappropriate species for the location*
- *When removal is required as part of an agreed management plan, or as an overall agreed improvement project.*

#### *Policy 6 – Tree Pruning*

*The following reasons will not constitute grounds for the pruning or removal of trees by the Council.*

*Obstruction of light, and or view*

*Where a tree is perceived to be too large*

After approving the swimming pool Camden Council, in its' desire to protect the trees, stated:

*"All trees on the site or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council" the reason given " that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area....."*

With regards to all the trees pertaining to the tree work request, it is evident that none of the works are for the benefit of the trees or for health and safety purposes. Motives are solely for the enjoyment of the swimming pool which is a recent acquisition and only caters for one household, where as the trees have been a feature of the site for numerous years and provide enjoyment, amenity and screening for a number of residents and the passing public using the railway.

As stated within the previous tree work objection letter, no further work should be allowed at present, and this application is a worrying indication of the trees' future should these works be approved.

I would respectfully urge you to refuse these applications on the grounds of unnecessary works and continued and the initiation of attrition of the two trees.

I trust that this information is sufficient but should you require anything further please do not hesitate to contact me.

Assuring you of our best attention at all times.

Yours sincerely



Emily Wilde FdSc Arboriculture

March 29, 2017



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