

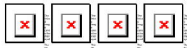
[REDACTED]

From: Thuaire, Charles
Sent: 07 September 2017 11:56
To: Planning
Subject: FW: comments on planning application 2017/2529/P

Comments from LWT re Garden House conditions

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



From: Tony Wileman [mailto:[REDACTED]]
Sent: 24 August 2017 18:48
To: Thuaire, Charles <Charles.Thuaire@camden.gov.uk>; Fowler, David <David.Fowler@camden.gov.uk>; Smith, Kristina <Kristina.Smith@camden.gov.uk>
Cc: Lopez, Ana <Ana.Lopez@camden.gov.uk>; Wright, Andrew <Andrew.Wright@camden.gov.uk>; Birchall, Caroline <Caroline.Birchall@camden.gov.uk>; Howard, Gabi <Gabi.Howard@camden.gov.uk>; Bell, Nick <Nick.Bell@camden.gov.uk>
Subject: comments on planning application 2017/2529/P

Hi Charles,

Please find comments below for the submitted planning application **2017/2529/P** The Garden House, Vale of Health, London W3 1AN

On Behalf of Camden Nature Conservation Service we have assessed the above planning application against the biodiversity evidence base and have the following comments:

RE CONDITION 7: There are a number of objections now been submitted regarding this development some of which are pertinent to address as the Freeholders of Upfleet and Lea Steps claim there is a covenant that protects their view of the Vale of Health pond which they claim would be obscured or lost with the proposed planting of trees in this development. In my opinion this is possible but not all will do so any more than the current trees do. I have several comments on the trees proposed for removal on the site as stated in the Arboricultural Method Statement Ref D1430AMS dated 24th April 2017. These are as follows:

T1 - Sycamore. Granted that it has trunk decay and is a very tall specimen, This appears to have occurred through the removal of lower branches. The tree is exposed and could be liable to windfall. In terms of biodiversity it may have value for bats and dead wood invertebrates. Having a standing dead trunk may be more beneficial than felling the tree entirely.

T6 - Laurel. No problem for its removal.

T7- Crab apple. Removal for poor form does not seem viable. It is likely to have biodiversity value. Its size is significant for a crab apple. Could interfere with light to proposed light well for basement but will not directly interfere with actual physical space.

T10 - Elder. No reasoning for removal . Species of biodiversity interest. Could interfere with light to proposed light well for basement but will not directly interfere with actual physical space.

T11 and T12 -Berberis. large shrub species with biodiversity interest. Berberis' of this size 5 and 6m in height are significantly mature. No reason for removal. Could interfere with light to proposed light well for basement but will not directly interfere with actual physical space.

T13 - ash. Claimed to be 10m in height have 16 and 18cm diameters and yet referred to as self-seed **saplings?** Of biodiversity significant value and considered to be inappropriately located.. No reasoning why there location is inappropriate. Could interfere with light to proposed light well for basement but will not directly interfere with actual physical space.

T15 - Mulberry. Significant biodiversity interest. Appears to be pollarded from photograph and does have poor crown form as a result. No actual requirement for its removal. Most likely will interfere with light to proposed light well for basement and could have root protection zone interference with physical space of light well

T16 – Rowan. Young tree that has some fallen lower branches. Has probably been cut in the past to create shrub like habit. Of biodiversity value.

A magnolia is also proposed for relocation. This process for a mature magnolia is likely to cause its death as they are adverse to root disturbance.

The proposed planted trees are of species largely suitable for damp to wet conditions and all except the red maple have some biodiversity value. The Trees proposed to replace those removed that possibly interfere with light to the proposed light well would still create some shade but have less dense foliage. The twelve trees/shrub replacing those nine plus a butterfly bush and magnolia (likely to be lost) being removed would take several years to offer the same biodiversity value even if planted as standards.

Given that the proposed planted trees are being provided to counter for the loss of trees I would be adverse to allow the removal of all the trees proposed given that significant areas of the site may not be able to be used for replacement trees given the covenant of views by the residents. However the loss of trees could be mitigated by other means that does not interfere with the views.

In terms of the wording of Condition 7 from my observations it would seem that no trees were subject for removal from the initial application proposal and when the below condition was set. Therefore the highlighted condition statement below informs that all trees are to be protected. Given that trees are now proposed for removal without the condition being changed or not adhered too, it cannot be fulfilled if trees are removed.

*"Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". **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 in accordance with the approved protection details.** Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Executive Director Supporting Communities Page 4 of 5 2016/2600/P Camden Local Development Framework Core Strategy."*

It is also stated in the Addendum report dated June 2012 paragraph 3.10 relating to slope stability submitted as part of application and 2016/2600/P that:

"no trees are proposed to be felled as part of the proposed works, or works carried out within tree protection zones."

Regards

Tony

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Conservation Ecologist

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