

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2495/T	Susan Oldroyd	21/06/2018 14:24:07	OBJLETTE R	<p>Application for work on tree covered by a TPO 2018/2495T</p> <p>I wish to lodge my objection to the proposal to fell this magnificent London Plane tree (TPO REF: C128)</p> <p>This tree forms a significant part of the local topography of Akenside Road and Fitzjohn's Avenue, making a positive contribution to long views within the conservation area. It is part of a green landscape and bastion against pollution that contributes to public health and wellbeing.</p> <p>The appellants at 12 Akenside Road claim that cracks in the fabric of their property have been caused by the roots of the tree.</p> <p>As an immediate neighbour, (12 Akenside was built on part of the original garden to the Victorian villa at 64 Fitzjohn's Avenue), I recognise their concern, but believe that the plane tree is not to blame.</p> <p>It is likely that the tree predates the house and was probably part of the Victorian planting scheme devised to provide stability to the shifting London clays and substrate soils, mitigating local problems of underground water pathways and substrate movements. Its removal would be likely to create a void in the London clays at foundation levels adjacent to 12 Akenside Road as the root system decayed post felling. It would also be logical to assume that the water table would be adversely affected by the loss of such a huge tree.</p> <p>This would all suggest that the removal of the tree would have a negative affect on the property, and adjacent properties, with a strong likelihood of movement and structural damage.</p> <p>Rather than the tree, it might be argued that the shifting raft of clays, on which houses in this area are built, is the more likely cause of any problems.</p> <p>When major structural work was done to 64 Fitzjohn's Avenue in the 1980s, Camden's District Surveyor alerted us to this problem, noting that the raft of clays was best left undisturbed.</p> <p>Dr. Vicki Harding, Tree Officer for the Heath and Hampstead Society makes useful observations about this area's complex hydrogeology, the historic and ongoing risks of silt washout and constant land movements, in her response to the proposal to fell the grand lime tree at 62 Fitzjohn's Avenue, also adjacent to 12 Akenside Road. I believe that her comments on that application are relevant in this case too and would ask you to bear them in mind.</p> <p>Please reject this application.</p>