

From: Vicki Harding [REDACTED]
Sent: 06 September 2018 13:23
To: Bell, Nick [REDACTED]
Subject: 2018/3840/T 4 Keat's Close

Dear Nick Bell,

I'm writing as the volunteer Tree Officer for the Heath & Hampstead Society to ask that you consider putting a TPO on the Lawson Cypress tree at the rear of 4 Keat's Close.

I am aware that this tree might not qualify as providing sufficient amenity to warrant a TPO, however would like to request that you consider some further aspects to this case.

Once the ash tree is felled (Camden provided no objection to the Notice of Intent to fell dated 4th November 2016 despite the claimed subsidence being only for 1mm and 2mm cracks where movement monitoring demonstrated UPWARDS movement in July) if these two trees are also felled, this will have an impact on

- i) The setting of the Grade 1 listed Keat's House.
- ii) The setting of Keat's House Garden which is a
 - a) Local Public Open Space (Site number 218 on Camden's Local Development Framework Policies Map)
 - b) Local Green Space in the Hampstead Neighbourhood Plan that was accepted at its Referendum in July 2018, and
 - c) Number 1120: Parks and Gardens of Special Historic Interest.

Indeed, the opening phrase to the section 'Natural Environment' in the Hampstead Neighbourhood Plan is:

4.1 Trees and open spaces, both privately and publicly owned, are immensely important to the character of urban areas. Hampstead, atop its sand, silt and clay-layered hill is particularly known for its leafiness and rural village feel that attracted and was the inspiration of many poets, writers and painters.

This could hardly be more pertinent for this garden which is in **Keat's Close** to the side of **Keat's House**, and within the Heath fringes.

and

4.2 While Hampstead is both surrounded and dotted with woods and open spaces, its green areas are nevertheless still under an increasing threat from a variety of factors, both environmental and man-made; its leafy inheritance is no longer something that can be taken for granted..... In the Forum's original Vision consultation, 93% of respondents were in favour of the priority concerning Open Space and Landscape, the highest rating of all the major factors that emerged.

The ash also planned for felling in 2018/3840/T is an important screen for the properties of both Wentworth Mansions and Heath Hurst Road for each other and for the garages in this area of Hampstead that is relatively tightly developed despite being so close to the Heath. A number of neighbours have reported to me that they would prefer this tree be tidied up rather than felled so that it continues to provide good amenity and screening. This is something

with which I fully concur. The garage area also tends to run with water following heavy rainfall. This will only get worse once the tree is removed, and of course the rear gardens of 3, 4 and 5 Keat's Close will not only be very mossy as they currently are despite this year's relatively dry summer, but are likely to become extremely waterlogged with groundwater and tributaries of the stream that runs immediately below here before going into the Fleet River drain.

With all good wishes

Vicki Harding

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Vicki Harding
Tree Officer Heath & Hampstead Society



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