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Sent: 24 April 2020 12:32
To: Planning [REDACTED]
Subject: Comments on application ref 2020/1728/T

Town and Country Planning Acts 1990 (as amended)

Intended Works to Trees in a Conservation Area

Objection to Application reference 2020/1728/T

Address 25 Elsworthy Road NW3 3BT

Please note my objection to the above application, made by the owner of 11 Elsworthy Terrace to enable a reduction on the costs of his proposed development (planning application submitted reference 2020/0974/P) and on which strong objections have been made.

The proposal to remove 3 trees in a Conservation Area seems to directly contravene Government guidance on works to protected trees and the Elsworthy Conservation Area Appraisal and Management Strategy.

The Arboricultural Impact Assessment submitted as part of the application sets out clearly that the trees can be left in place with no harm being caused or impact on the proposed development providing correct construction management practices are implemented. It also does not demonstrate that the trees are causing significant damage to any existing structures.

Paragraph 069 of Guidance on Works to Trees Subject to Tree Protection Orders dictates *“Applicants should support claims that trees are damaging lighter structures and surfaces, such as garden walls, drains, paving and drives, by providing technical evidence from a relevant engineer, building/drainage surveyor or other appropriate expert.”* Such technical evidence has not been included in the application. Indeed the evidence seems to imply that this is clearly not the case.

I would also refer to guidance paragraph 090 *“if the authority believes that some loss or damage is foreseeable, it should not grant consent automatically. It should take this factor*

into account alongside other key considerations, such as the amenity value of the tree and the justification for the proposed works, before reaching its final decision.”

Trees are a crucial amenity, particularly in a Conservation Area, and an important feature that Camden Council policies have previously strongly supported. The removal of 3 trees in a line of trees, particularly so close to Primrose Hill, would have a serious detrimental impact on the enjoyment of the public of views from Primrose Hill, would create noise and light disturbance to neighbours (the trees act as an effective barrier) and have a general negative environmental impact.

In the light of the loss of amenity without any justification for removal in terms of development impact or evidence showing likelihood of damage to any existing structure the removal of the trees in a Conservation Area and subject to a TPO cannot be justified.

Nicky Wilden

