

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4224/T	Tim Herbert-Smith	29/09/2020 16:48:15	COMMNT	<p>These comments are lodged on behalf of CRASH , the combined residents association of South Hampstead. The overriding concern & Council policy as set out in its planning documents is to retain the character & appearance of the conservation area which includes its mature gardens & trees. Additionally , national & local policy is to preserve existing trees & plant thousands of new ones to resist climate change & pollution. There must be a presumption against felling trees which should only be rebutted by clear unambiguous evidence of material damage to long-standing existing buildings.</p> <p>It is hard to find any clear evidence that the plum tree in 65 Aberdare Gardens is responsible for what the engineer's report describes as the slight damage to the rear extension of number 67 . The rear extension is described in the engineer's report as being built on very shallow foundations which by implication are inadequate to deal with clay shrinkage. This should have been addressed by a more suitable design & construction at the time the extension was built .</p> <p>The trial hole & bore pit from which the soil samples were taken is on the far side of the garden of 67 well away from the garden of 65 . The soil samples identify one root 'similar in many ways to Prunus' which is then defined as including several species of which plum is just one . Several other roots are also identified from other species so it hard to understand on what basis the plum has been singled out.</p> <p>The report describes the 'probable cause' of the 'slight damage' being clay shrinkage due to roots .</p> <p>PRI's s.211 Notice states that pruning or pollarding the plum would not provide a reliable or sustainable remedy but without any evidence to support this . No comment is made on the effect of heave which would probably result from felling the tree.</p> <p>In conclusion , the application does not provide adequate justification for felling the plum which is on an adjoining property . If, though not proved , the plum root has been responsible for any shrinkage , this could surely be dealt with by appropraie pruning.</p>
