

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4587/T	Hampstead CAAC	21/10/2020 22:31:19	COMMNT	<p>HCAAC is aware of a considerable number of current or recent trees felling applications to which HCAAC Objects on principle and for which any consents should be withheld pending rigorous examination of applicants statements and alternatives for retention and proper management.</p> <p>HCAAC has not commented on many of these applications, but which seem to require more consideration than apparently often afforded them.</p> <p>In this case, there is a specialist's report but HCAAC is disappointed to see its dismissal of this magnolia 'shrub' because it is not the most visible and does not contribute to the green corridor. It is also considered by the specialist that the Local authority should increase its planting to compensate for any loss of private planting. All three statements are highly questionable in these days of climate consideration and urgent action, and from the photo from Google Map there appear reasons for the 'shrub's' retention and maintenance.</p> <p>The street scene requires retention of as much foliage as possible and would clearly welcome additions. The bush, certainly in its flowering phase, would seem to add to the general planting there for biodiversity, particularly for insects including bees whose recent loss is deeply regretted and should be reversed at every opportunity.</p> <p>The bush is prominent at least in the immediate vicinity and adds to the considerable foliage in the street and the much greater same in rear gardens. See Google Map and our photograph emailed separately.</p> <p>Private planting is to be retained and increased as much as possible without consideration of whether Camden is 'doing its bit' which we all know it is. (We would welcome the expert's joining us in campaigning for more local authority funding). He might also encourage clients to plant more (RHS) and to value and sustain what they have.</p> <p>Pleaser refuse this application also as a material change to the building's setting.</p> <p>A number of reasons for not rushing to consent –</p> <ul style="list-style-type: none"> • Trees bushes and shrubs are regarded, long known and detailed in the Draft Extensions CPGs, as important assets and essential for control of carbon emissions and contributing to people's health and well-being; • While shrubs are usually outside Camden's trees oversight, they should have been and must now be included as much as possible. • Control of groundwater balance and against soil erosion; • For visual appeal, softening of the hard landscape of development, views from streets of green backlands • Robust examination of reasons for felling especially if connected, or likely to be connected, with development; • Similarly careful inquiry of maintenance prospects and attempts; • Ensuring building planning and techniques to protect trees and their roots while building around them, for which there are many options. • Buildings' plan area limitations in interest of prior and primary assessment of sustainability design detailing, costing and financing. • Whether or not the NPPF and London Plan have caught up with the full implications of design for sustainability, they will have to and Camden policy as we hope other LPAs should surely be firm in its aim and execution of environmental design advice, monitoring and assurance of execution. • Draft Extensions CPG acknowledges the need to plant replacements for any trees felled. • 30 years for belated action on sustainability is a very short time and new trees' growth will struggle to catch up in that time with loss sustained to the present day, when we need more not less of green assets. • Groundwater balance • Shade • Biodiversity

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				<ul style="list-style-type: none"> • Green views • Visual; attraction • Walls can bridge roots, adaptation can allow brickwork and cappings to retain their lines. • Outbuildings can be based so as to bridge roots. • Maintain – periodic pruning, soil condition monitoring, feeding • Propping • Replace with semi-mature trees or well-established 'shrubs'. • HCAAC is always concerned, in the case of apparently unessential removal of healthy plants, that what may follow is an element of building work. <p>Current policy underlining the aim for sustainability may only be in draft and consultation but there is sufficient experience knowledge and general policy to be the basis of much-needed change to control of unwanted activity and sustenance of the green environment.</p> <p>We ask for a moratorium on consents for trees felling in view of policy appearing (merely appearing ?) to underpin our LPA's green credentials. That would of course exclude genuinely dead or dangerous trees, but reports stating such should be required to be indisputable. These tree applications are not at all urgent and the community gift of development permission should require applicants' considerable care in managing their properties.</p> <p>What is urgent is application of all to the carbon emissions reduction aims which it is known retention and replanting of trees will aid greatly.</p> <p>Please refuse consent unless there is offered a viable replacement plant of equal bio-d value.</p>

Total: 6