

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4634/T	Hampstead CAAC	20/10/2020 23:07:05	OBJ	<p>HCAAC is aware of a considerable number of current or recent trees felling applications.</p> <p>HCAAC Objects on principle to such applications for which any consents should be withheld pending examination of applicants' statements and required specialist reports and alternatives for retention and proper management with proposals for replacement.</p> <p>In this particular case, a specialist report is required on condition and prospects with details of reasons for non-retention of the trees. with details of proposed replacements and undertaking so to plant if acceptable. In general, removal of live growth of this magnitude should be resisted in favour of maintenance works if reduction is acceptable and feasible as appears to be the case.</p> <p>A proper site plan and more photographs should be submitted for this major proposal to relate the subject trees to the overall garden asset .</p> <p>Please refuse or hold pending satisfactory submission.</p> <p>Please refuse if the proposal is likely to precede building development or wall works etc. See below.</p> <p>HCAAC has not previously commented on many of these applications, but of which many seem to require more consideration than apparently often afforded them.</p> <p>An offer to maintain the overall canopy by proper tree care rather than last-resort replacement should be considered – Camden policy.</p> <p>A number of reasons for not rushing to consent –</p> <ul style="list-style-type: none"> <li>• Trees 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;</li> <li>• Control of groundwater balance and against soil erosion;</li> <li>• For visual appeal, softening of the hard landscape of development, views from streets of green backlands</li> <li>• Robust examination of reasons for felling especially if connected, or likely to be connected, with development;</li> <li>• Similarly careful inquiry of maintenance prospects and attempts;</li> <li>• Ensuring building planning and techniques to protect trees and their roots while building around them, for which there are many options.</li> <li>• Buildings' plan area limitations in interest of prior and primary assessment of sustainability design detailing, costing and financing.</li> <li>• 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.</li> <li>• Draft Extensions CPG acknowledges the need to plant replacements for any trees felled.</li> <li>• 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.</li> </ul> <p>Consider protect and ask for action</p> <ul style="list-style-type: none"> <li>• Groundwater balance</li> <li>• Shade</li> <li>• Biodiversity</li> <li>• Green views</li> <li>• Visual attraction</li> <li>• Walls can bridge roots</li> <li>• Outbuildings can be based so as to bridge roots.</li> <li>• Maintain – periodic pruning, soil condition monitoring, feeding</li> <li>• Propping</li> <li>• Replace with semi-mature trees.</li> </ul>

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				<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 blanket 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>

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**Total: 6**