

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4637/T	Hampstead CAAC	22/10/2020 21:57:20	OBJ	<p>HCAAC Objects to this proposal which seems unjustifiable.</p> <p>The tree is clearly healthy and viable so no reason to consider removal.</p> <p>Similarly it is not a danger to the building.</p> <p>Shading is stated as the reason for proposing to remove. No seasonal photograph for consideration of this statement. The N-NE orientation does not support the statement and the lower growth appears slight so not harming either of the adjacent windows.</p> <p>HCAAC is concerned at possible development if the proposal were to be permitted.</p> <p>Such should no longer be permitted.</p> <p>Magnolias are a good bio-diversity feature as their flowering supports wildlife, particularly bees.</p> <p>Any replacement proposal seems to be unlikely as the same stated problem of shading would be proffered.</p> <p>The immediate area is well-treed with front and rear gardens having abundant planting.</p> <p>Any diminution of this should be resisted, regardless of the Heath's proximity and the general green wealth of the area and properties.</p> <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>A number of reasons for not rushing to consent –</p> <ul style="list-style-type: none"> • 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; • 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.this would reduce pressure on planted areas. • 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. • Groundwater balance • Shade • Biodiversity • Green views • Visual; attraction • Walls can bridge roots • Outbuildings can be based so as to bridge roots. • Maintain – periodic pruning, soil condition monitoring, feeding • Propping • Replace with semi-mature trees. • Need for urgent application to carbon emissions reduction greatly aided by retention and replanting.

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Current policy underlining sustainability aims 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.

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 in detail from a qualified person and 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.
