

**From:** Anoushka Kenley  
**Sent:** 07 April 2021 08:35  
**To:** Planning  
**Subject:** Planning Application ref - 2021/1333/T

Planning application: 2021/1333/T  
Address: 103 Torriano Avenue London NW5 2RX  
Application for works to Tree covered by a TPO

Thank you for the opportunity to register my concerns about the proposed felling of the Black Poplar tree in the garden of 103 Torriano Avenue.

The Poplar makes a very significant contribution to the amenity of the local area. Because of the low-rise buildings in Torriano Mews, it sits in the immediate eyeline of dozens of flats on both Torriano Avenue, and slightly further back, Leighton Grove - plus of course, of the residences and offices based in Torriano Mews itself. I believe there could easily be 80 or more residents overlooking the Poplar from their homes. Because it is so much taller than surrounding trees, it provides valuable variation to the vista and a degree of privacy to many of the surrounding flats. Most importantly, particularly when in bud it provides a great deal of wellbeing benefits to the surrounding residents.

Torriano mews - sitting off a main road - provides an important space for nature and wildlife in this busy London borough, to which the Poplar makes a significant contribution as the largest and most substantial tree. Over the past 12 months I have seen blue tits, coal tits, great tits, jays, blackbirds, redwings, greenfinches and goldfinches in and around the Poplar.

The Poplar is also clearly a tree of historic significance. Judging by its size, I believe it's at least 100 years ago (most like more). It is by some margin the largest, and I would therefore assume the oldest tree not only in the immediate locality, but in any of the surrounding streets.

A combination of its size, age and position means overall the Poplar makes an important contribution to the character of the area in and around Torriano Mews, Torriano Avenue and Leighton Grove.

Regarding the damage to Rennie House, the property insured by the applicant - the report from Segwick (EAR.Updated(redacted).pdf) discusses the downward movement of the property in the corner closest to the Poplar ('point 3' of Rennie House). However the chart on page 9 highlights that after an initial dip of 'point 3' recorded in 2018, the majority of that dip was then recovered. This recovery precisely coincides with the pollarding of the Poplar which took place in autumn 2018 (as per the planning application). This suggests that if the Poplar is the cause of the dipping as the report claims, then maintenance alone, rather than felling, would eradicate any risk to surrounding properties.

Finally, regarding the damage to the surrounding walls in the planning application, it's worth noting that the wall with the most significant damage (the first photo on page 3 of the planning application) is much further away from the Poplar than the other walls photographed, suggesting there may be other factors at play. For example, there have been heavy building works ongoing on Torriano Mews for the past 1-2 years.

Overall, the Poplar is an important tree for this local area. It could be considered a landmark in its contribution to the general look and feel of the area, and it should not be felled without a detailed inspection and without sufficient consideration of other options. The architects of Rennie house, built less than 20 years ago, were aware of both the presence of the Poplar and the nature of the soil they were building on. Given the house's ecological design, it seems likely the architects understood what they were working with and intended Rennie House and its surrounding environment to exist in harmony. I understand the risk-averse position of the insurance company making the claim to fell the Poplar, but I hope the council will consider whether felling is the only solution, given the importance of this historic tree.

Best wishes  
Anoushka