

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2963/T	S M	04/07/2021 22:41:25	OBJ	<p>I would like to strongly object to the felling to ground level of Sycamore (T1) and the reduction and reshaping of Sycamore (T2).</p> <p>Aside from my objection on the principle of removing these beautiful trees,</p> <ul style="list-style-type: none"> <li>• This creates a dangerous precedent whereby one by one owners of garden flats could opt to remove perfectly healthy trees and we could end up with none. Where will it stop?;</li> <li>• Removal of trees further dramatically reduces the positive environmental effects these century-old plants have on our air;</li> <li>• These trees provide homes for birds, squirrels and other local creatures;</li> <li>• Finally and quite simply, these trees are in a Conservation Area and the aforementioned actions would not be protecting the biodiversity in South Hampstead nor would they be protecting the privacy and landscape of the area.</li> </ul> <p>These trees are healthy and must be protected by the Council as stated in its own "SOUTH HAMPSTEAD CONSERVATION AREA: CHARACTER APPRAISAL AND MANAGEMENT STRATEGY" published in February 2011 (<a href="https://www.camden.gov.uk/documents/20142/7909250/South+Hampstead+Appraisal+-+website+version+FEb11.pdf/0c576be4-69be-1bef-51ac-67f2cd821882">https://www.camden.gov.uk/documents/20142/7909250/South+Hampstead+Appraisal+-+website+version+FEb11.pdf/0c576be4-69be-1bef-51ac-67f2cd821882</a>), specifically within Trees, green spaces and biodiversity strategy of South Hampstead (sections 13.74 to 13.87).</p> <p>It clearly states in section 13.80 "Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens."</p> <p>The trees are visible from the public highway and, moreover, form a crucial part of the character of the gardens that the residents of the section bounded by Priory Road to the West, Canfield Gardens to the North and Woodchurch Road to the South look onto and appreciate.</p> <p>Furthermore in section 13.85 it is clearly stated that "The Council will generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of trees would also be resisted and the pruning of trees which have developed a natural and attractive shape and form should be preserved and protected and any application to reduce these trees will be resisted."</p> <p>This implies that it is incumbent upon the Council to resist the removal of Sycamore T1 and pruning of Sycamore T2. The planning application does not cite any of the justifications noted in section 13.85 for such removal/pruning actions. The property on Priory Road which was noted to be encumbered by Sycamore T2, actually appears to object to this pruning, from reading another objection to this application.</p> <p>To conclude, there is no justification for the proposed actions to these two Sycamore trees, which is in clear contravention of Camden Council's own strategy and I object in the strongest possible terms.</p> <p>-----</p> <p>Rear Extensions and Loss of Rear Gardens to Hard Landscaping</p> <p>13.42 There are many attractive, historic rear elevations in the conservation area, visible both from</p>

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neighbouring gardens and often in long views (e.g. across the private amenity spaces). As such, alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from the communal amenity spaces to the rear and the impact of development on these will be carefully considered.

13.43 Development which results in the loss of private open spaces is unlikely to be acceptable due to the positive contribution of these spaces to the character and appearance of the conservation area. Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.

13.44 Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, or adjoining communal amenity spaces, where the visual impact of a proposal may be greater.

Trees, green spaces and biodiversity strategy

13.74 The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area.

13.75 Many trees within the conservation area have statutory protection through tree preservation orders (TPOs). Additionally any tree within the conservation area over 75mm diameter that is not covered by a TPO is still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the Council.

13.80 Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.

13.85 The Council will generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of tree would also be resisted and the pruning of trees which have developed a natural and attractive shape and form should be preserved and protected and any application to reduce these trees will be resisted.