

**From:** Dr Kaori O'Connor  
**Sent:** 11 April 2022 08:35  
**To:** Planning  
**Subject:** Objection: Application number 2022/1475/T

**APPLICATION: 106 GREAT RUSSELL STREET LONDON WC1B 3NB**

**APPLICATION NUMBER 2022/1475/T**

**APPLICATION TYPE: APPLICATION FOR WORKS TO TREE(S) COVERED BY A TPO**

**OBJECTION TO THIS APPLICATION**

I live in Bedford Court Mansions backing on to the tree in question, have done since 1977, am well aware of its importance to the area and am directly affected by this application.

**I object to this application for the following reasons:**

- The core objection by applicants to this tree is that it is 'too big' and casts a shadow. It's size as a rare mature tree is among its assets, the alleged 'shadow' part of its environmental benefit.
- At a time of high concern about climate change, atmosphere pollution and the need to improve the air quality, the tree has a high ecological and local amenity value, being the sole tree bounded by Great Russell Street, Bloomsbury Street, Bedford Avenue and Adeline Place.
- As such it is an invaluable element in the carbon interchange system for directly neighbouring properties including a large residential block (Bedford Court Mansions) that backs on to it directly.

- The tree is also valuable as a wildlife habitat, and a shade-giver which helps to regulate the temperature in a part of the city which toxicity is high especially during the hot season.
- Mature trees which are increasingly rare in Bloomsbury are an important part of the character of the Conservation Area in which it grows.
- The tree is not located in the public domain and therefore presents no safety risk to passers-by, and nor is damaging the fabric of neighbouring buildings.
- Your attention is drawn to the case for Trees in Section 3 of the Council's Strategy for Managing, Maintaining and Replacing trees. This commits the Borough to managing Council owned tree stock to ensure that it maintains and increases tree over and stresses the importance of trees for quality, microclimate, aesthetic and social benefits, environmental factors, sustainability, climate change and diversity.
- The applicant has not submitted in support of the proposal any arboricultural report or method statement as to how the health of the tree can be safeguarded and nor does Camden seem to have requested this which it should have done under the provisions of Section 3 Case for Trees.
- This particular tree has unique historic importance, growing in the garden of a Grade II listed building associated with the Pugin family, as notified to you in detail in previous objections to plans to do with the tree, submitted over the years.

This application is similar to those submitted from the same property over the years seeking to cut down or effectively destroy the tree in order to develop the garden space and increase their asset value while ignoring the larger benefit to the Camden Community outlined above. I have objected consistently to this over the years, as have numerous other residents and Bedford Court Mansions Limited.

I object very strongly to this application. Camden Council should refuse it as it has before – the reasons for retaining the tree have only got stronger and more urgent over the years. I wish to be kept informed of the progress of this application.

Dr K O'Connor

118 Bedford Court Mansions

Bedford Avenue WC1B 3AG

11 March 2022

