



HAMPSTEAD NEIGHBOURHOOD FORUM

Tree Allocation
Camden Planning

12 December 2022

Ref: 2022/5355/T 44 Denning Road

Dear Tree Officers,

The applicant has applied for the second time this year to remove mature lime trees T1 and T2.

Please note the officer delegated report on application 2022/0274/T, which said that the trees 'are highly visible from the public realm and significantly contribute to the verdant character and appearance of the conservation area... The trees provide a high degree of amenity to the public. The trees appear to be in at least fair condition and have a significant safe useful life expectancy.... The boundary wall is considered subordinate to the trees. There is likely to be a design and/or engineering solution that would allow for the wall to be reconstructed and the trees retained.' The report recommended refusal 'to protect the amenity the trees provide and the character and appearance of the conservation area.'

The report that the owner has commissioned documents the damage to the wall and the need for remedial action. But it does not present evidence that tree-related subsidence is occurring.

We understand the applicant's concern, but we believe that the officer delegated report's suggestion of reconstruction with retention of the trees could be further considered.

The amenity provided by the trees means that their removal without adequate consideration of alternatives would be contrary to policies DH2 (conservation area) and NE2 (trees) of the Hampstead Neighbourhood Plan. If Camden's conclusion is that the situation has changed materially since the previous refusal, we suggest that replacement should be a condition of approval.

Yours sincerely,

Alexander Nicoll
Hampstead Neighbourhood Forum