

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0366/T	Michael Jennings	14/02/2023 10:12:15	OBJ	<p>I wish to oppose the Planning Application - 2023/0366/T.</p> <p>The multiple benefits of trees and vegetation are listed in The London Borough of Camden's 'Planning Guidance on Trees' (March 2019), the subsection "Trees and vegetation are highly valued in Camden" lists the benefits in paragraphs 1.8 to 1.15.</p> <p>The guidance also specifies how Camden will protect trees (Section 2) including the protection afforded to trees with a Tree Protection Order. "A Tree Preservation Order is made by the Council to legally protect a specific tree or group of trees that provide public amenity or are of cultural or historic significance." Camden Council already recognises that this is a tree of significance and importance to the area of Fortune Green (paragraphs 2.6 and 2.7).</p> <p>The tree under threat is a mature oak tree that is visible from Hampstead Cemetery and many gardens in Gondar Gardens. I live 2 doors away from 45 Gondar Gardens. The tree is a dominant part of my garden skyline. This importance to the townscape of an area is highlighted in paragraph 2.17 of the guidance. Its importance to the biodiversity of the area cannot be questioned. I regularly see Greater Spotted Woodpeckers (occasionally Green Woodpeckers) among its branches together with all the common garden birds you expect. I have watched Sparrowhawks hunting from the branches.</p> <p>Given that the tree is approximately 150 years old and that the terraced houses in Gondar Gardens were built circa 1896, 43 and 45 Gondar Gardens have co-existed with a large mature oak tree for decades. The tree has not suddenly grown in size in the last 10 years or so to explain the major subsidence experienced by the properties. There must be other factors exacerbating the problem. Subsidence can also be caused by faulty drains and extreme weather. I note that the movement monitoring took place during the exceptionally hot and dry summer of 2022.</p> <p>All of the houses in Gondar Gardens suffer from settlement and subsidence to a greater or lesser extent due to seasonal deficit as the London clay soil dries each summer. It is one of the characteristics of the street. Also all the houses have large differences in the depth of the foundations as they have basements beneath a section of the main house but not the rear closet wing. These have obviously been a part of the houses since they were built.</p> <p>If the subsidence is caused by permanent deficit then I do not understand how removing the tree will solve this. The properties at 43 and 45 Gondar Gardens will still require stabilising.</p> <p>If the subsidence is caused by seasonal deficit then there are alternate remedies to the drastic final solution of removing the tree. This option appears to have only been considered on grounds of cost (details redacted from the documents). This leads me to conclude that the solution proposed is cost driven without full consideration of the neighbourhood and its character.</p>

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**Total: 1**