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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Trees Location

Number	<input type="text" value="28"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Redington Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 7RB"/>
If the location is unclear or there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')	
Easting (x)	<input type="text" value="525798"/>
Northing (y)	<input type="text" value="185861"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Daniel"/>
Surname	<input type="text" value="Ridgway"/>
Company name	<input type="text" value="Jinnyblom"/>
Address line 1	<input type="text" value="28, Redington Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="NW3 7RB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Claire"/>
Surname	<input type="text" value="North"/>
Company name	<input type="text" value="Gavin Jones"/>
Address line 1	<input type="text" value="Nursery Court"/>
Address line 2	<input type="text" value="London Road"/>
Address line 3	<input type="text" value="Crawley down"/>
Town/city	<input type="text" value="Windlesham"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="GU20 6LQ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

☐ Yes ☒ No

Are you wishing to carry out works to tree(s) in a conservation area?

☒ Yes ☐ No

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species

5. Identification of Tree(s) and Description of Works

- The number used on the sketch plan); and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

Task 1: 2206 Bird Cherry

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 2: 2207 Laburnum

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 3: 2217 Cordyline

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 4: 2218 Cordyline

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 5: 2219 Common Beech

Section fell as near to current ground level . Apply systemic herbicide to stump as we cannot grind stumps due to wall.

Task 6: 2220 Common Beech

Section fell as near to current ground level . Apply systemic herbicide to stump as we cannot grind stumps due to wall.

Task 7: 2221 Common Beech

Section fell as near to current ground level . Apply systemic herbicide to stump as we cannot grind stumps due to wall.

Task 8: 2222 Common Beech

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 9: 2223 Common Beech

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 10:

T500 Bird Cherry

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 11:

2228 English Oak

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 12:

2231 Scott's pine

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 13:

G1

Leylandii conifers

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

Task 14:

2230 Sycamore

Section Fell to as near to ground level as possible and then grind stump to 300mm below ground level

6. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please note: If none of the proposed work involves trees covered by a TPO, please answer 'No' to the two questions below

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application MUST be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall

☐ Yes ☒ No

If Yes, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. Alleged damage to property - e.g. subsidence or damage to drains or drives.

☐ Yes ☒ No

If Yes, you are required to provide for:

- Subsidence: A report by an engineer or surveyor (to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals) and a report from an arboriculturist to support the tree work proposals.

- Other structural damage (e.g. drains walls and hard surfaces): Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

6. Trees - Additional Information

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')? ☐ Yes ☒ No

7. Tree Ownership

Is the applicant the owner of the tree(s)? ☒ Yes ☐ No

8. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

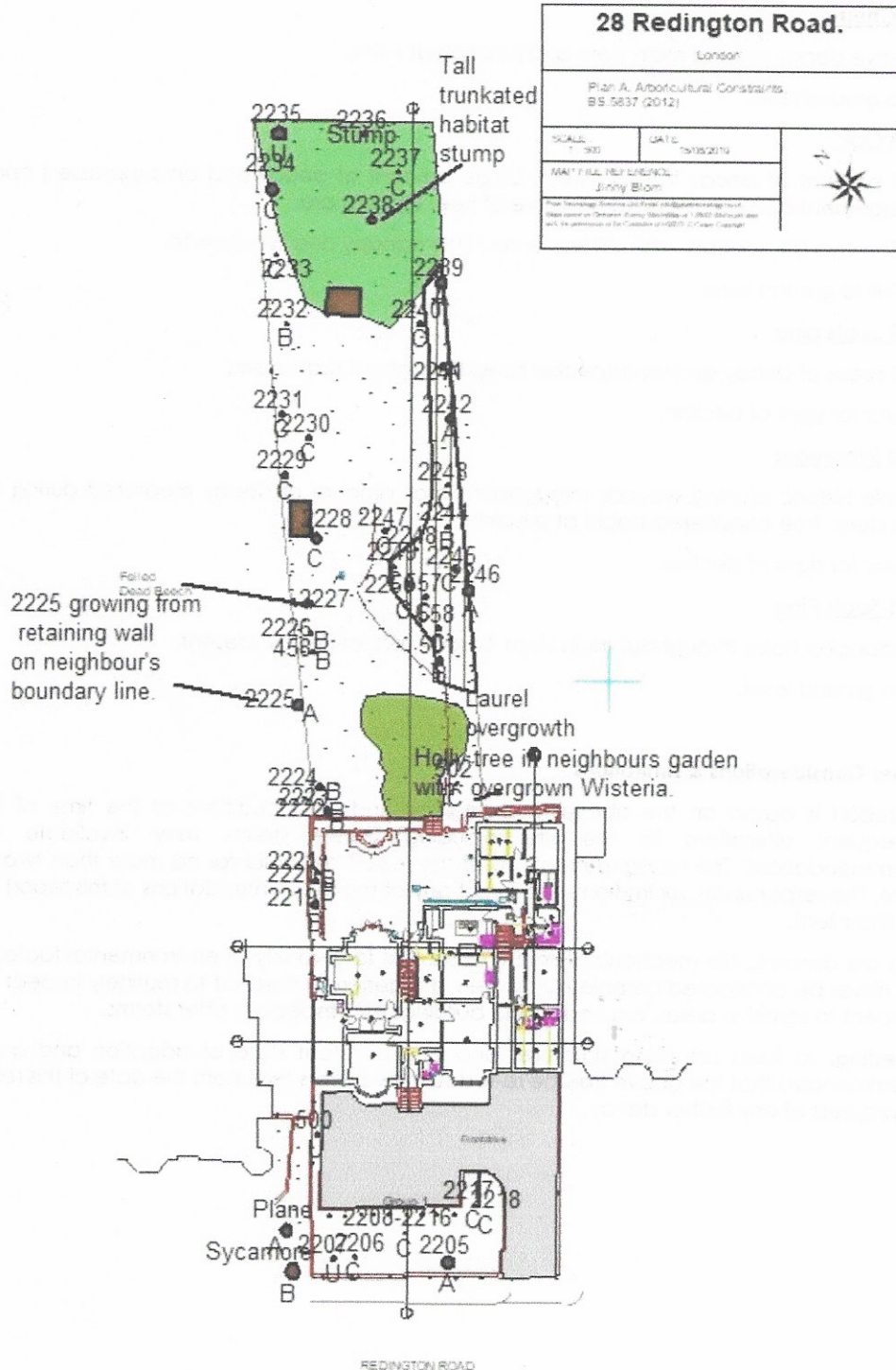
Do any of the above statements apply?

10. Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

6.0 Tree Location Map



REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

27 April, 2020

Dear Mr. Bell and Mr. Little,

28 Redington Road: 2020/1786/T – objection

Redington Frogna! Neighbourhood Forum wishes to register a strong objection to the proposed felling of eight mature native trees and a hedge on the following grounds.

Contribution of trees and hedges to the Redington Frogna! Conservation Area

The AECOM report, commissioned for the Neighbourhood Plan evidence base on the *Contribution of Trees to the Townscape Character* has already been sent, and it is being noted in the Redington Frogna! Conservation Area Appraisal (currently nearing completion), that the character of Conservation Area is based on garden suburbs. So, **landscape infrastructure is of fundamental importance to the special architectural or historic interest and character and appearance of the Area. This particularly includes mature trees and hedges. We would also draw your attention to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as Amended.**

On page 26 of the attached *Heritage and Character Appraisal* for the Conservation Area it is noted that,

"Trees within private gardens.....contribute significantly to the character of the area. Hedges commonly form boundaries to front gardens but there is evidence that these have been removed in places. Where these formal hedges have been retained they create an attractive edge between the buildings and the street....."

The Neighbourhood Forum is greatly opposed to non-essential felling of trees and hedges. Indeed, the trees at 28 Redington Road were considered to be of such importance that a woodland tree preservation order had been sought by Heath and Hampstead Society's Tree Officer in July 2016. It appears this was not implemented and we should like to apply for tree preservation orders to be served on all native trees that have been identified for felling, including those covered with ivy and / or with dead wood.

ProximiTREE data (already provided) demonstrate that the Redington Frogna! Conservation Area has lost 40% of its trees and 26% of its leaf canopy in just six years (2010 to 2016), thereby causing serious harm to the Conservation Area character.

Non-compliance with NPPF, London Plan and local policies

Paragraph 170 of the NPPF requires that planning policies and decisions contribute to and enhance the natural and local environment. This proposal to fell so many mature native trees and a mature hedge with a high value to biodiversity is additionally contrary to Local Plan policies A3 6.74, 6.75, 6.80, D1 7.21 and D2 7.54).

Furthermore, the proposed fellings are unlikely to be supported by Policy G7 of the New London Plan and paragraph 2.17 of Camden Planning Guidance: Trees, March 2019.

We would additionally draw attention to Sub Policies i. to iv of Policy BGI 2 Tree Planting and Preservation from the Redington Frogna! Neighbourhood Plan Submission version:

http://www.redfrogforum.org/wp-content/uploads/2020/03/Redington-Frogna!-Neighbourhood-Plan-submission-version-March-2020_2-1.pdf

BGI 2 TREE PLANTING AND PRESERVATION

- i. Trees must be retained and incorporated in any development. Where felling is required, on grounds of safety or because it is an invasive species, supported by a suitably qualified expert, one or more trees should be planted in replacement.
- ii. For redevelopment, landscaping proposals should include tree planting, with species selected on the basis of local character, high biodiversity value and / or high value to insects.
- ii. Development will protect trees that are important to biodiversity, rear garden tree corridors, local character and / or the Conservation Area.
- iv. Development should seek opportunities to create, strengthen and restore tree lines and biodiversity corridors, reducing the incidents of breaks and the length of gaps.

Biodiversity losses resulting from this proposal

Ecological surveys have demonstrated that the Redington Frogna! Area constitutes an important local ecological network for bats and birds. The trees and hedge at 28 Redington Road provide shelter and food for birds, including insects for the soprano pipistrelle, pipistrelle and noctule bats that commute and forage here. A breeding bird survey should additionally be commissioned.

The native trees proposed for felling, and which support the greatest number of insect species (as shown in the table below), are:

insect species supported

Oak: 423

Scots pine: 172

Beech: 96. However, the actual number is likely to be considerably higher at 28 Redington Road, as the beech trees here are growing together with English ivy, which supports at least 50 species of wildlife

Sycamore: 43

Bird cherry: from Wildlife Trusts: "a useful tree for a variety of wildlife: the flowers provide nectar and pollen for insects, and the fruit are eaten by birds, badgers and small mammals. Additionally, some moth caterpillars eat the leaves." The trees are scarce outside Scotland, Northern England, Wales and East Anglia.

RELATIVE IMPORTANCE OF TREES FOUND IN THE LONDON SURVEY FOR SUPPORTING INSECTS

Species	Scientific name	Total	Beetles	Flies	True bugs	Wasps and sawflys	Moths and butterflies	Other
Willow	Salix	450	64	34	77	104	162	9
Oak (English and Sessile)	Quercus petrea and robur	423	67	7	81	70	189	9
Birch	Betula	334	57	5	42	42	179	9
Common Hawthorn	Crataegus monogyna	209	20	5	40	12	124	8
Poplar	Populus	189	32	14	42	29	69	3
Scots Pine	Pinus sylvestris	172	87	2	25	11	41	6
Blackthorn	Prunus spinosa	153	13	2	29	7	91	11
Common Alder	Alnus glutinosa	141	16	3	32	21	60	9
Elm	Ulmus	124	15	4	33	6	55	11
Crab Apple	Malus sylvestris	118	9	4	30	2	71	2
Hazel	Corylus avellana	106	18	7	19	8	48	6
Common Beech	Fagus sylvatica	98	34	6	11	2	41	4
Norway Spruce	Picea abies	70	11	3	23	10	22	1
Common Ash	Fraxinus excelsior	68	1	9	17	7	25	9
Mountain Ash	Sorbus aucuparia	58	8	3	6	6	33	2
Lime	Tilia	57	3	5	14	2	25	8
Field Maple	Acer campestre	51	2	5	12	2	24	6
Common Hornbeam	Carpinus betulus	51	5	3	11	2	28	2
Sycamore	Acer pseudoplatanus	43	2	3	11	2	20	5
European Larch	Larix decidua	38	6	1	9	5	16	1
Juniper	Juniperis communis	32	2	5	7	1	15	2
Spruce	Abies	16	8	0	5	0	3	0
Sweet Chestnut	Castanea satvia	11	1	0	1	0	9	0
Holly	Ilex aquifolium	10	4	1	2	0	3	0
Horse Chestnut	Aesculus hippocastanum	9	0	0	5	0	2	2
Common Walnut	Juglans regia	7	0	0	2	0	2	3
Yew	Taxus baccata	6	0	1	1	0	3	1
Holm Oak	Quercus ilex	5	0	0	1	0	4	0
False Acacia	Robinia pseudoacacia	2	0	0	1	1	0	0

Note: Where multiple tree species are denoted (in parentheses), insect species reflect the total associated with all hosts.

Source: *Valuing London's Urban Forest Results* of the London i-Tree Eco Tree Project. Data from Southwood (1961) and Kennedy and Southwood (1984).

In addition to recommending a “detailed Bat Mitigation Strategy”, the attached Greengage Bat report of September 2019, sets out the following recommendations in para 1.8:

- “No net increase in external lighting and provision of improved landscaping for invertebrate prey;
- **Retention of trees, vegetation and habitats of value to local bat populations**, where possible; and
- Wildlife-friendly landscaping to enhance the site as a foraging and commuting resource.”

The proposals fail to note how it is proposed to achieve a net gain for biodiversity, in accordance with para. 170 of the NPPF, Local Plan policy A3 6.58 and 6.67 and Redington Froggnal Neighbourhood Plan Policy SD 1 Refurbishment of Existing Building Stock, which is copied below:

SD 1 REFURBISHMENT OF EXISTING BUILDING STOCK

Redevelopment or extensions to the existing building stock must include consideration of the following:

- i. Development must have no adverse impact on biodiversity and wildlife habitat, including through loss of garden space.
- ii. If there is likely to be an adverse impact, this must be offset by gains elsewhere within the site, such as tree and hedge planting.
- iii. The achievement of a net gain in biodiversity is strongly encouraged⁴.
- iv. Where single houses have been sub-divided into flats, and where units are 20% or more below London Plan private internal space standards, they may be amalgamated to form fewer units, provided the reduction in units is no greater than necessary to meet the standards. This applies to all development of a site since 26 June 2006^{5, 6}.
- v. The creation of garden development and building extensions must be in accordance Policies SD 2 to SD 5, and maximise the area of soft, natural landscaping, to act as a carbon sink and help mitigate against climate change and the urban heat island effect.
- vi. Front garden boundary walls and hedges are to be preserved or reinstated for new developments and refurbishments of existing building stock.
- vii. Use of hedges as front, side and rear garden boundaries is encouraged, to enhance amenity, biodiversity and streetscapes.

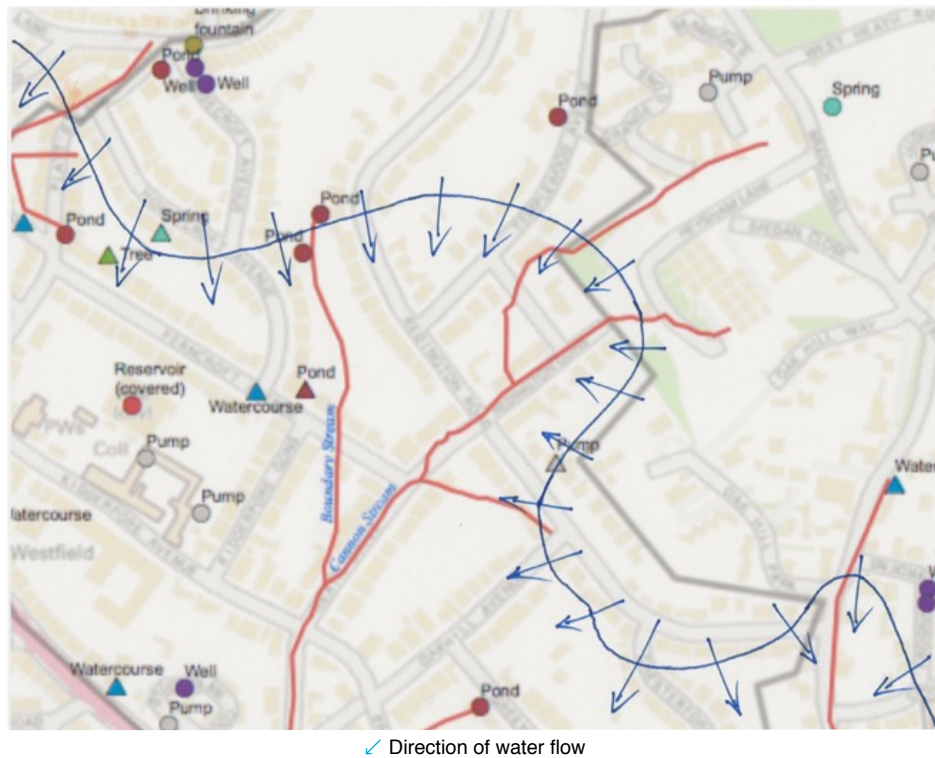
The Design and Landscape Guidance included in this Plan may be helpful in achieving compliance with Policy SD 1.

Redington Road spring line and adjacent underground River Westbourne

The entire Redington Frognaal area is underlain with water and aquifers. A major spring line runs along Redington Road and the underground River Westbourne flows down Redington Gardens. These are shown in the map below, produced from work by Arup and Dr. Michael de Freitas.

The proposed fellingings can be expected to exacerbate existing problems with surface water and surface water runoff. Redington Road is already renowned for its sinkholes.

Spring Line+ Arup map



The Neighbourhood Forum therefore requests that Camden serves TPOs on the Leylandii trees comprising the front garden hedge and the following eight native trees:

- the category C oak tree
- the category C Scotts pine
- the five category B beech trees
- the category C bird cherry and the front hedge, both of which are important to the streetscape.

Yours sincerely,

Nancy Mayo

Secretary

Redington Froggnal Neighbourhood Forum
<http://www.redfrogforum.org/>